

AFTER RECORDING MAIL TO:

Mohammed Shorab
3911 Copper Pond
Anacortes, WA 98221



201706190194

Skagit County Auditor \$75.00
6/19/2017 Page 1 of 3 3:51PM

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-162542-OE ✓

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR SETSUKO AMBURN, a widow, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MOHAMMED SHORAB and SOPHIA K. NISHA, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Lot 52, Copper Pond P.U.D.

For Full Legal See Attached Exhibit "A"

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 02-162542-OE.

Tax Parcel Number(s): 4661-000-052-0000, P108221

Dated June 15, 2017

20172691
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 19 2017

Amount Paid \$6951
Skagit Co. Treasurer
By Deputy
177

Setsuko Amburn
Setsuko Amburn

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Setsuko Amburn
is the person who appeared before me, and said person acknowledged that she
signed this instrument and acknowledge it to be her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: June 19, 2017

Shelley Minor LIA M COLEMAN
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: ~~5/15/19~~ 8/25/2019

Notary Public
State of Washington
LIA M COLEMAN
Appointment Expires Aug. 25, 2019

EXHIBIT A

Lot 52, "PLAT OF COPPER POND PLANNED UNIT DEVELOPMENT," as per plat recorded in Volume 16 of Plats, pages 70 through 72, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.