

When recorded return to:

Angelica Rios

324 Monte Carlo  
Newport Beach CA 92660

Recorded at the request of:

Guardian Northwest Title

File Number: 113849



201706270057

Skagit County Auditor

6/27/2017 Page

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4

\$76.00

1:49PM

### Statutory Warranty Deed

113849  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Ian D. Ireland and Deanna L. Ireland, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ~~Angelica Rios~~ as her separate estate the following described real estate, situated in the County of Skagit, State of Washington

Angelica A. Rios

Abbreviated Legal:

Section 1, Township 35 North, Range 2 East; Ptn. Gov't Lots 1, 2 and 3 (aka Tract A, Short Plat No. 93-069)

Tax Parcel Number(s): P103991, 350201-1-001-0100

Tract "A" of Skagit County Short Plat No. 93-069, approved November 12, 1993, and recorded December 15, 1993, under Auditor's File No. 9312150105, records of Skagit County, Washington, being a portion of Government Lots 1, 2 and 3, of Section 1, Township 35 North, Range 2 East, W.M..

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated

6/13/17

Ian D. Ireland

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Deanna L. Ireland

JUN 27 2017

Amount Paid \$

Skagit Co. Treasurer

By

Deputy

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

SS: \_\_\_\_\_

I certify that I know or have satisfactory evidence that Ian D. Ireland and Deanna L. Ireland, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date:

6/13/17 II

Printed Name: \_\_\_\_\_

Notary Public in and for the State of \_\_\_\_\_

Residing at \_\_\_\_\_

My appointment expires: \_\_\_\_\_

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of ORANGE

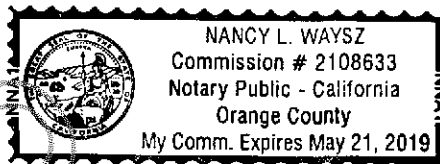
On JUNE 13, 2017 before me, NANCY L. WAYSZ, Notary Public  
(insert name and title of the officer)

personally appeared IAN D. IRELAND,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in  
his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Nancy L. Waysz (Seal)



When recorded return to:  
Angelica Rios

Recorded at the request of:  
Guardian Northwest Title  
File Number: 113849

### Statutory Warranty Deed

THE GRANTORS Ian D. Ireland and Deanna L. Ireland, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Angela Rios, as her separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 1, Township 35 North, Range 2 East; Ptn. Gov't Lots 1, 2 and 3 (aka Tract A, Short Plat No. 93-069)

Tax Parcel Number(s): P103991, 350201-1-001-0100

Tract "A" of Skagit County Short Plat No. 93-069, approved November 12, 1993, and recorded December 15, 1993, under Auditor's File No. 9312150105, records of Skagit County, Washington, being a portion of Government Lots 1, 2 and 3, of Section 1, Township 35 North, Range 2 East, W.M..

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated

6/2/2017

Ian D. Ireland

N/A

Deanna L. Ireland

STATE OF TEXAS  
COUNTY OF Denton SS:

I certify that I know or have satisfactory evidence that Ian D. Ireland and Deanna L. Ireland, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date:

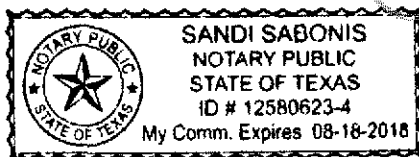
June 2, 2017

PRINTED NAME

NOTARY PUBLIC IN AND FOR THE  
RESIDING AT

MY APPOINTMENT EXPIRES:

Printed Name: Sandi Sabonis  
Notary Public in and for the State of STATE OF TEXAS  
Residing at: Little Elm  
My appointment expires: 08-18-2018



LPR 10-05(4)-5  
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I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DEANNA L. IRELAND THE PERSON WHO APPEARED BEFORE ME, AND SAID ACKNOWLEDGED THAT HE/SHE/THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGE IT TO BE HIS/HER/THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

## Exhibit A

### EXCEPTIONS:

#### A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: February 16, 1982  
Recorded: February 19, 1982  
Auditor's No.: 8202190004  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way  
Location: Reference is hereby made to the record for the full particulars

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat No. 93-069  
Recorded: December 15, 1993  
Auditor's No.: 9312150105