



201708290052

Skagit County Auditor \$76.00  
8/29/2017 Page 1 of 3 11:11AM



201706190194

Skagit County Auditor \$75.00  
8/19/2017 Page 1 of 3 3:51PM

AFTER RECORDING MAIL TO:

Mohammed Shorab  
3911 Copper Pond  
Anacortes, WA 98221

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

Re-Rec to Correct Notary

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20174061  
AUG 29 2017

Amount Paid \$ 0  
By HB Skagit Co. Treasurer Deputy

20172691  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 19 2017

Amount Paid \$ 6951.45  
By AF Skagit Co. Treasurer Deputy

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

Lia M Coleman  
~~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.

STATE OF WASHINGTON } SS  
COUNTY OF SKAGIT

I, Auditor of Skagit County, State of Washington, do hereby  
certify that the foregoing instrument is a true and correct copy  
of the original now on file in my office.

IN WITNESS WHEREOF I hereunto set my hand and seal of

my office the 28 day of August 2017

*James J. Jurek*  
Auditor

*John J. Jurek*  
Deputy

LPB 10-05(i-1)  
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