



201804100052

Skagit County Auditor

\$128.00

4/10/2018 Page

1 of

5 3:10PM

Document Title: Statutory Warranty Deed

Reference Number: 01-166728

Grantor(s):

☒ additional grantor names on page ____

1. James Trinidad
2. Cathy Trinidad Living Trust

Grantee(s):

☐ additional grantee names on page ____

1. Sean Monahan
2. Priscilla Monahan

Abbreviated legal description:

☐ full legal on page(s) ____

Lt 3 SP 91-022

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____

P101459 P101456

I, Dana Buomels, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$74.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed Dana Buomels Dated 4-10-18

4
2
AFTER RECORDING MAIL TO:

Sean Monahan
P.O. Box 1237
Edmonds, WA 98020

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-166728-OE ✓

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR JAMES TRINIDAD and CATHY TRINIDAD, Trustees of the JAMES AND CATHY TRINIDAD 2017 LIVING TRUST, dated April 1, 2017 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Sean Monahan and Priscilla Faith Monahan, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Lot 3, SP 91-022, AF #9106180068, being a ptn SE NW & SW NE, 4-33-4 E W.M.

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. 01-166728-OE.

Tax Parcel Number(s): 330404-0-031-0205, P101459, 330404-1-001-0604, P101456

Dated April 4, 2018

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20181426
APR 10 2018

Amount Paid \$ 7748.00
By BT Skagit Co. Treasurer Deputy

Trinidad 2017 Living Trust

By: James Trinidad, Co-Trustee



Cathy Trinidad
By: Cathy Trinidad, Co-Trustee

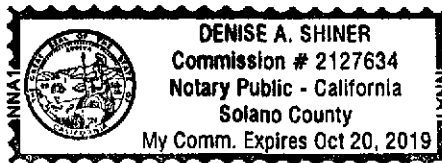
STATE OF California
COUNTY OF Solano } SS:

I certify that I know or have satisfactory evidence that James Trinidad and Cathy Trinidad signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the Co-Trustees of Trinidad 2017 Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 4/7/18

*See attached
California All-
Purpose Jurat
Certificate*

Denise A. Shiner
Notary Public in and for the State of ~~Washington~~ California
Residing at Vallejo CA
My appointment expires: 10/20/2019



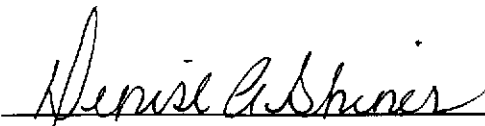
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

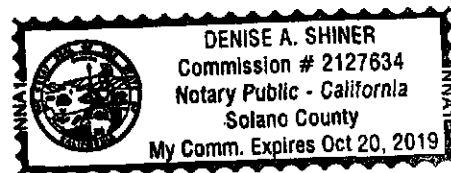
CALIFORNIA JURAT CERTIFICATE

State of California)
) ss.
County of Solano)

Subscribed and sworn to (or affirmed) before me on this 7th day of April, 2018, by James Trinidad and Cathy Trinidad, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

WITNESS my hand and official seal.


Signature of Notary Public



(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Statutory Warranty Deed

Notary: Denise A Shiner / Contact (707) 888-2098

Commission No. 2127634 Exp. Oct 20,2019

Number of Pages 1 Document Date 04/07/18

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual (s)
☐ Corporate Officer _____ (Title)
☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

This certificate is to be securely attached to the signed document.

EXHIBIT A

Lot 3 of Skagit County Short Plat No. 91-022, approved June 13, 1991 and recorded June 18, 1991 in Book 9 of Short Plats, pages 379 and 380, under Auditor's File No. 9106180068; being a portion of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 4, Township 33 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.