

When recorded return to:
James Gutierrez and Deborah Gutierrez
612 F and S Grade Road
Sedro Woolley, WA 98284



201805180113

05/18/2018 03:42 PM Pages: 1 of 3 Fees: \$76.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033640

CHICAGO TITLE
020033640

STATUTORY WARRANTY DEED

THE GRANTOR(S) Integrated Properties LLC, a Washington Limited Liability Company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to James Gutierrez and Deborah Gutierrez, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn. NE NE, 23-35-04E W.M.

Tax Parcel Number(s): P37234 / 350423-1-003-0219

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20182083
MAY 18 2018

Amount Paid \$ 4,366.⁰⁰
Skagit Co. Treasurer
By *Mmm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 20, 2018

Integrated Properties LLC, a Washington Limited Liability Company

BY: Trevor Cook
Trevor Cook
Member

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that Trevor Cook

is the person(s) who appeared before me, and said person acknowledged that (he) signed this instrument, on oath stated that (he) was authorized to execute the instrument and acknowledged it as the Member of Integrated Properties LLC, a Washington Limited Liability Company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 20, 2018

Andrea J Martin
Name: Andrea J Martin
Notary Public in and for the State of Washington
Residing at: Burlington
My appointment expires: 10-10-19

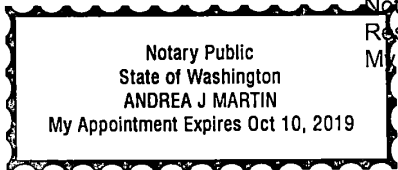


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P37234 / 350423-1-003-0219

That portion of the Northeast Quarter of the Northeast Quarter of Section 23, Township 35 North, Range 4 East of the Willamette Meridian, more particularly described as follows:

Commencing at the Northeast corner of said Section 23;
thence North 88°20'47" West along the North line of said Section 23 a distance of 850.00 feet to a point which is South 88°20'47" East a distance of 463.00 feet from the Northwest corner of said Northeast Quarter of the Northeast Quarter of said Section 23;
thence South 01°39'13" West at right angle to said North line a distance of 447.38 feet to the true point of beginning;
thence North 51°54'00" West parallel with the F & S Grade Road a distance of 21.56 feet;
thence South 35°53'23" West a distance of 140.11 feet to the Northeasterly margin of said F & S Grade Road;
thence South 51°54'00" East along said Northeasterly margin a distance of 119.55 feet to a point which is South 01°39'13" West from the true point of beginning;
thence North 01°39'13" East a distance of 174.04 feet to the true point of beginning.

Situated in Skagit County, Washington.