

AFTER RECORDING MAIL TO:

Rene and Kim J. Pedroza
P.O. Box 307
La Conner, WA 98257



201811080026

11/08/2018 11:30 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-169356-OE ✓

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR ASSET RECOVERY and REMEDIATION, LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to RENE PEDROZA and KIM J. PEDROZA, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal: Lot 19, Ptn Lot 20, Blk N, Town of La Conner.
For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 4123-014-020-0001, P74028, ~~P74029~~

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 and Escrow Company's Preliminary Commitment No. 01-169356-OE.

Dated November 5, 2018

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 4938

NOV 08 2018

Amount Paid \$6680.00
Skagit Co. Treasurer
By *man* Deputy

Asset Recovery and Remediation, LLC, a
Washington limited liability company

By: Craig E. Cammock, Member

Carrie Cammock

By: Carrie A. Cammock, Member

STATE OF Washington }
COUNTY Skagit } SS:
OF _____

I certify that I know or have satisfactory evidence that Craig E. Cammock is / are the person(s) who appeared before me, and said person(s) acknowledge he / she / they signed this instrument, on oath stated he / she / they is / are authorized to execute the instrument and acknowledge that as the Member of Asset Recovery and Remediation, LLC, a Washington limited liability company to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11/7/18



Virginia S. Voigt

Notary Public in and for the State of Washington
Residing Mount Vernon Wa
My appointment 6/1/21

EXHIBIT A

PARCEL A:

Lot 20 and the South 20 feet of Lot 19, Block N, "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872," as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington.

Situate in the Town of La Conner, County of Skagit, State of Washington.

PARCEL B:

An easement for ingress and egress over and across the Northeasterly 6.5 feet (as measured perpendicular to the northeasterly line, common with Lot 20) of Lot 21, Block N, "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872," as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington.

Situate in the Town of La Conner, County of Skagit, State of Washington.