



**201812120056**

12/12/2018 03:08 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

**AFTER RECORDING MAIL TO:**

**Cao Hien and Bao Tran Thi Nguyen  
1822 Vernon Road  
Lake Stevens, WA 98258**

**Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 01-170164-OE ✓**

***Land Title and Escrow* Statutory Warranty Deed**

**THE GRANTOR PACIFIC COAST CAPITAL, LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CAO HIEN NGUYEN and BAO TRAN THI NGUYEN, a married couple the following described real estate, situated in the County of Skagit, State of Washington.**

Abbreviated Legal: Lot 11, Quinns Court.

**For Full Legal See Attached Exhibit "A"**

Tax Parcel Number(s): 4994-000-011-0000, P130131

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. 01-170164-OE.

Dated December 6, 2018

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20185421

DEC 12 2018

Amount Paid \$ 4989.00  
Skagit Co. Treasurer

By *81* Deputy

Pacific Coast Capital, LLC, a Washington limited liability company

Michael V. Fohn, Member  
By: Michael V. Fohn, Member

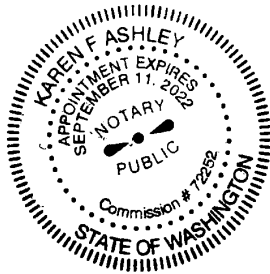
Maureen Fohn, managing member  
By: Maureen Fohn, Member

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Michael V. Fohn and Maureen Fohn 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 s of Pacific Coast Capital, 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: December 7, 2018

Karen Ashley  
Karen Ashley  
Notary Public in and for the State of Washington  
Residing Sedro-Woolley  
My appointment expires: 9/11/2022



**EXHIBIT A**

Lot 11, "PLAT OF QUINNS COURT," as per plat recorded May 6, 2010, under Auditor's File No. 201005060040, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.