

WHEN RECORDED RETURN TO:
ServiceLink,
1355 Cherrington Parkway
Moon Township, PA 15108



201812310122

12/31/2018 02:09 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

DOCUMENT TITLE(S) General Warranty Deed

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR(S):
GREGORY L. CODY

GRANTEE(S):
GREGORY L. CODY and WAI SENG YAU

ABBREVIATED LEGAL DESCRIPTION:
Lots 5, 6, 7, Block 148, Map of Fidalgo City

TAX PARCEL NUMBER(S):
4101-148-007-0000

LPB 01-05

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX201856666
DEC 31 2018Amount Paid \$0
By *81* Skagit Co. Treasurer Deputy**GENERAL WARRANTY DEED**

This instrument prepared by:
Jay A. Rosenberg, Rosenberg LPA, Washington State Bar Number 50102; 3805 Edwards Road,
Suite 550, Cincinnati, Ohio 45209.

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

Commitment Number: 24652983
Seller's Loan Number: 6025079580

EXEMPT FROM TRANSFER TAX
WAC 458-61A-203(1) adding spouse to title to create community property interest

ASSESSOR PARCEL IDENTIFICATION NUMBER:
4101-148-007-0000

ABBREVIATED LEGAL: Lots 5, 6, 7, Block 148, Map of Fidalgo City

GREGORY L. CODY, married, whose mailing address is **9817 CALIFORNIA AVENUE SW, SEATTLE, WA 98136**, hereinafter grantor, for \$0.00 (Zero Dollar and Zero Cents) in consideration paid, conveys and warrants with general warranty covenants to **GREGORY L. CODY** and **WAI SENG YAU**, married couple as community property for the joint lives of the grantees, remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **9817 CALIFORNIA AVENUE SW, SEATTLE, WA 98136**, the following real property:

Lots 5, 6 and 7, Block 148, "Map of Fidalgo City, Skagit Co., Washington," as per Plat recorded in Volume 2 of Plats, Pages 113 and 114, records of Skagit County, Washington.

Property Address is: 14952 Washington St., Anacortes, WA 98221.


Prior instrument reference: 200706260115

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on Dec 21, 2018:



GREGORY L. CODY

STATE OF WA
COUNTY OF King

The foregoing instrument was acknowledged before me on DEC, 2018 by **GREGORY L. CODY** who is personally known to me or has produced WA LIC as identification, and furthermore, the aforementioned person has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.


Notary Public

