

201902050078

02/05/2019 02:49 PM Pages: 1 of 9 Fees: \$157.00
Skagit County Auditor

Document Title: Statutory Warranty Deed

Reference Number :

Grantor(s): ☐ additional grantor names on page ____

1. Francine Kucera et al

2.

Grantee(s): ☐ additional grantee names on page ____

1. Kayla R. Fritz

2.

Abbreviated legal description: ☐ full legal on page(s) ____

Lots 27 & 28, BIKF Cape Horn on the Skagit

Assessor Parcel / Tax ID Number: ☐ additional tax parcel number(s) on page ____

P63109, P63108

I, Kathy Rodgers, 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 \$99.00 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 Kathy Rodgers Dated 2-5-19

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AFTER RECORDING MAIL TO:

Kayla R. Fritz
8412 Heavenly Place
Concrete, WA 98237

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-167188-OE ✓

Land Title and Escrow **Statutory Warranty Deed**

THE GRANTOR FRANCINE KUCERA, JEFFREY L. KUCERA, RICHARD D. KUCERA, JR., AND DEANNA EDMONDS, THE HEIRS AND DEVISEES OF JACULEN LEE KUCERA, WHO ACQUIRED TITLE AS JACQUELINE L. RENN, DECEASED for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to KAYLA R. FRITZ, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lots 27 & 28, Blk F, Cape Horn On The Skagit

TOGETHER WITH that certain 1973 POROY Manufactured Home, 70/14, VIN# JS4062, together with all fixtures and appurtenances thereto.

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. 01-167188-OE.

Tax Parcel Number(s): 3868-006-028-0000, P63109, 3868-006-027-0001, P63108

Dated January 29, 2019

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019308
FEB 05 2019

Amount Paid \$ 1429.00
Skagit Co. Treasurer
By *BT* Deputy

LPB 10-05(i-l)
Page 1 of 7

The Heirs and Devisees of Jacquelen Lee Kucera, who
acquired title as Jacqueline L. Renn, deceased

(see page 3, attached)

By: Francine Kucera, Heir

(see page 5, attached)

By: Richard D. Kucera, Jr., Heir

(see page 4, attached)

By: Jeffrey L. Kucera, Heir

(see page 6, attached)

By: Deanna Edmonds, Heir

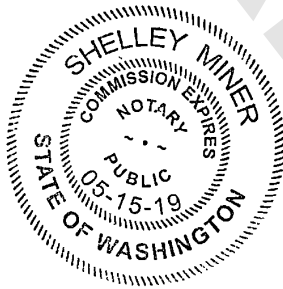
Francine Kucera

Francine Kucera, Heir

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Francine Kucera** is the person who appeared before me, and said person acknowledged that **she** signed this instrument and acknowledged it to be **her** free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: January 31, 2019.



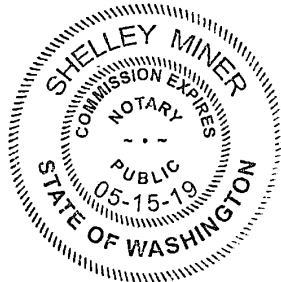
Shelley Miner
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 5/15/19

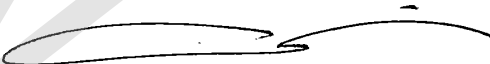

Jeffrey L. Kucera, Heir

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Jeffrey L. Kucera** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: January 21, 2019.




Shelley Miner
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 5/15/19

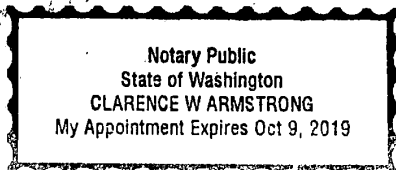
Richard D. Kucera, Jr.
Richard D. Kucera, Jr., Heir

STATE OF WA }
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Richard D. Kucera, Jr. is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: January 30th, 2019.

Clarence W. Armstrong
Notary Public in and for the State of WA
Residing at Snohomish County
My appointment expires: 10/09/2019



Deanna Edmonds
Deanna Edmonds, Heir

STATE OF _____ }
COUNTY OF _____ } SS:

See Attached

I certify that I know or have satisfactory evidence that Deanna Edmonds is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: January ____, 2019.

Notary Public in and for the State of
Residing at _____
My appointment expires: _____

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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.

State of California }

County of Brehe }

On Jan 31, 2019 before me, Mary Kaufman, Notary Public
(Here insert name and title of the officer)

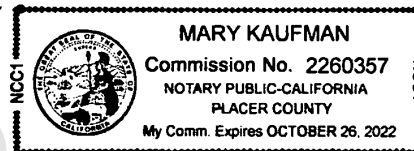
personally appeared Deanna Edwards,
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Mary Kaufman
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Statutory Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- ☒ State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- ☒ Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- ☒ The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- ☒ Print the name(s) of document signer(s) who personally appear at the time of notarization.
- ☒ Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- ☒ The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- ☒ Signature of the notary public must match the signature on file with the office of the county clerk.
 - ☒ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ☒ Indicate title or type of attached document, number of pages and date.
 - ☒ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- ☒ Securely attach this document to the signed document with a staple.

EXHIBIT A

Lots 27 and 28, Block F, "CAPE HORN ON THE SKAGIT," as per plat recorded in Volume 8 of Plats, pages 92 through 97, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

TOGETHER WITH that certain 1973 POROY Manufactured Home, 70/14, VIN# JS4062, together with all fixtures and appurtenances thereto.