



**201902070031**

02/07/2019 12:00 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

**AFTER RECORDING MAIL TO:**

**Edward A. and Brittany Flores**  
118 Cedarwood Place  
Mount Vernon, WA 98273

**Filed for Record at Request of:**  
**Land Title & Escrow of Skagit & Island County**  
**Escrow No.: 01-170120-OE ✓**

*Land Title and Escrow*

**Statutory Warranty Deed**

**THE GRANTOR SELECT BUYS, 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 **EDWARD A. FLORES and BRITTANY FLORES, a married couple** the following described real estate, situated in the County of Skagit, State of Washington

**Abbreviated Legal:**  
**Lot 15, Cedarwood.**

**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. 01-170120-OE.

Tax Parcel Number(s): **4567-000-015-0004, P100773**

Dated February 6, 2019

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019407  
FEB - 7 2019

Amount Paid \$ **8371.00**  
Skagit Co. Treasurer  
By **HB** Deputy

Select Buys, LLC

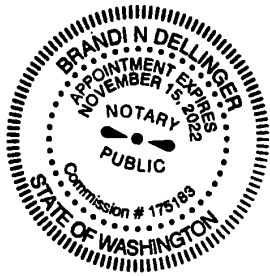
[Signature]  
By: Jeff G. Harding, Sole Member

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Jeff G. Harding** signed this instrument, on oath stated that **he** is authorized to execute the instrument and acknowledged it as the **Sole Member** of **Select Buys, LLC** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: February 6, 2019

[Signature]  
Brandi N. Dellinger  
Notary Public in and for the State of Washington  
Residing at Sealco Woods  
My appointment expires: NOV. 15, 2022



**EXHIBIT A**

Lot 15, "PLAT OF CEDARWOOD," as per plat recorded in Volume 15 of Plats, pages 10 and 11, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.