



201904180051

04/18/2019 01:11 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#B ~~2018~~ 20191398

APR 18 2019

Commitment Number: 24983876
Seller's Loan Number: 103281800

Amount Paid \$ ~~0~~
Skagit Co. Treasurer
By *HB* Deputy

EXEMPT FROM TRANSFER TAX
WAC 458-61A-211(6) grantors and grantees are the same persons

ASSESSOR PARCEL IDENTIFICATION NUMBER:
P108375

ABBREVIATED LEGAL
Lot 20, "Plat of Horizon Heights Division No. III"

John B. Franz and Patty A. Franz aka Patricia A. Franz, husband and wife, whose mailing address is **3408 G AVENUE, ANACORTES, WA 98221**, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, conveys and warrants with general warranty covenants to **John B. Franz and Patricia A. Franz, husband and wife**, as joint tenants with rights of survivorship, hereinafter grantees, whose tax mailing address is **3408 G AVENUE, ANACORTES, WA 98221**, the following real property:

Lot 20, "Plat of Horizon Heights Division No. III", as per plat filed in Volume 16 of Plats, Pages 60 and 61, records of Skagit County, Washington.

Property Address is: 3408 G AVENUE, ANACORTES, WA 98221.

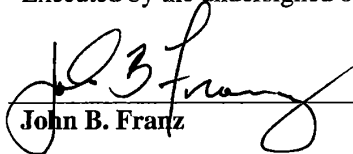
Prior instrument reference: Official Records Book 1520, Page 0250

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 grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

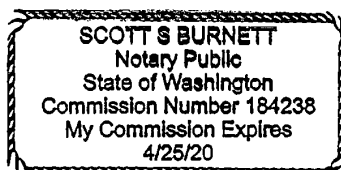
Executed by the undersigned on 4/5/19, 2019:


John B. Franz

STATE OF Washington
COUNTY OF Skagit

The foregoing instrument was acknowledged before me on 5 April, 2019 by **John B. Franz** who is personally known to me or has produced Driver's License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.


Notary Public



Patricia A. Franz
Patty A. Franz aka Patricia A. Franz

STATE OF NEVADA
COUNTY OF CLARK

The foregoing instrument was acknowledged before me on APRIL 9, 2019 by **Patty A. Franz aka Patricia A. Franz** who is personally known to me or has produced USA PASSPORT as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Jess Alvarado Jr.
Notary Public

