



201905130076

05/13/2019 01:05 PM Pages: 1 of 2 Fees: \$100.00
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

Commitment Number: 24902233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20191778
MAY 13 2019

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

EXEMPT FROM TRANSFER TAX
WAC 458-61A-203(2) conveyance in fulfillment of settlement agreement incident to divorce

ASSESSOR PARCEL IDENTIFICATION NUMBER:
P77314

ABBREVIATED LEGAL
Lot 5, Block 4, Susan Taylor Addition to Sedro-Woolley

Steven E. Ammons, unmarried, and **Rhonda K. Ammons, unmarried,** whose mailing address is **313 West Bennett St, Sedro Woolley, WA 98284,** divorced from each other pursuant to a judgment of divorce filed in Skagit County, WA in case #14-3-00447-4, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, conveys and warrants with general warranty covenants to **Steven E. Ammons, unmarried,** hereinafter grantee; whose tax mailing address is **313 West Bennett St, Sedro Woolley, WA 98284,** the following real property:

Lot 5, Block 4, Susan Taylor Addition to Sedro-Woolley, according to the plat thereof recorded in Volume 6 of Plats, Page 43, records of Skagit County, Washington.

Property Address is: 313 West Bennett St, Sedro Woolley, WA 98284.

Prior instrument reference: **9312090041**

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 grantee forever.

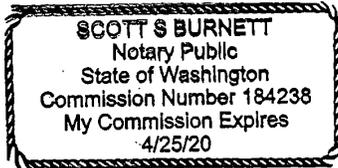
Executed by the undersigned on 4-26, 2019:

Steven E. Ammons
Steven E. Ammons

Rhonda K. Ammons
Rhonda K. Ammons

STATE OF Washington
COUNTY OF Skagit

The foregoing instrument was acknowledged before me on 4-26, 2019 by **Steven E. Ammons** and **Rhonda K. Ammons** who are personally known to me or have produced _____ as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



Scott S Burnett
Notary Public