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Skagit County Auditor

AFTER RECORDING MAIL TO:

PRIMUTH, DRISKELL & TERZIAN, LLP
C/O VANESSA M. TERZIAN
790 E. COLORADO BLVD., SUITE 300
PASADENA, CA 91101

WARRANTY DEED

Grantor(s): NANCY GALINDO

Grantee(s): NANCY L. GALINDO, TRUSTEE
THE NANCY L. GALINDO TRUST

Abbreviated Legal: LOT 5, PLAT OF ROCK RIDGE SOUTH PHASE 1

Additional legal(s) on page: EXHIBIT A

Assessor's Tax Parcel Number(s): P125827

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 2952
JUL 17 2019

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

THE GRANTOR, NANCY GALINDO, an unmarried woman, who acquired title as a married woman (herein, "Grantor"), whose address is 1707 Micheltorena Street, #416, Los Angeles, CA 90026, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, hereby conveys and warrants to NANCY L. GALINDO, TRUSTEE, or any successors in trust, under THE NANCY L. GALINDO TRUST dated March 13, 2019 and any amendments thereto (herein, "Grantee"), whose address is 1707 Micheltorena Street, #416, Los Angeles, CA 90026, **all of the Grantor's undivided one-half (1/2) interest** in and to the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 3901 Rockridge Parkway, Anacortes, WA 98221

Subject to easements, reservations, restrictions, covenants and conditions of record, if any.

Said property being the same property conveyed to Grantor and as described in instruments recorded on February 27, 2007, as Recording Number 200702270124 and August 6, 2009, as Recording Number 200908060018.

Dated this June 20, 2019

GRANTOR:

Nancy Galindo
Nancy Galindo

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 Los Angeles

On June 20, 2019, before me, Kathleen M. Hannon, the Notary Public, personally appeared Nancy Galindo, who proved to me on the basis of satisfactory evidence to be the person(s) whose name 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 on 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.

Kathleen M. Hannon
Signature of Notary Public (Seal)

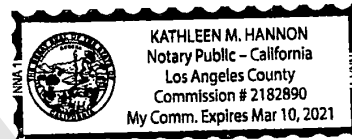


EXHIBIT A**[Legal Description]**

The following described real estate, situated in the County of Skagit, State of Washington:

Lot 5, PLAT OF ROCK RIDGE SOUTH PHASE I, according to the duly recorded plat thereof, recorded January 24, 2007, under Auditor's File No. 200701240094, and amended by Auditor's File No. 200701250133, records of Skagit County, Washington.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.