

AFTER RECORDING MAIL TO:

Juan J. and Anna M. Lopez
238 Central Street
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-3768

Aug 30 2019

Amount Paid \$4472.80
Skagit County Treasurer
By Marilyn Martich Deputy

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-173789-OE

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR JUAN GILBERT LOPEZ, an unmarried person, as his separate property for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **JUAN J. LOPEZ** and **ANNA M. LOPEZ**, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn Lot 17, All Lot 18, Blk 23, Junction Add. To Sedro.

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. 01-173789-OE.

Tax Parcel Number(s): **4166-023-018-0004, P76774**

Dated August 29, 2019

Juan Gilbert Lopez

Juan Gilbert Lopez

STATE OF Washington
COUNTY OF Skagit SS:

I certify that I know or have satisfactory evidence that Juan Gilbert Lopez 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: August 28, 2019

Shelley Miner

Shelley Miner
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 5/15/23



EXHIBIT A

Lots 17 and 18, Block 23, "REPLAT OF THE JUNCTION ADDITION TO SEDRO," as per plat recorded in Volume 3 of Plats, page 48, records of Skagit County, Washington,

EXCEPT that portion of Lot 17, Block 23 of said Plat, described as follows:

Beginning at the Northeast corner of said Lot 17;
thence South 2°05'13" East along the East line of Lot 17, a distance of 11.86 feet;
thence North 89°45'06" West, a distance of 53.34 feet;
thence South 88°23'39" West, a distance of 66.75 feet to the West line of Lot 17;
thence North 2°04'37" West along the West line of Lot 17, a distance of 9.13 feet to the Northwest corner of Lot 17;
thence North 87°54'57" East along the North line of Lot 17, a distance of 120.04 feet to the point of beginning.

(Also shown of record as Parcel "B". Survey recorded June 28, 2000, under Auditor's File No. 200006280058.)

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.