

AFTER RECORDING MAIL TO:

Joseph W. and Chelsea L. Garcia
23513 Fremali Lane
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-483

Feb 07 2020

Amount Paid \$7843.40
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-175977-OE

Statutory Warranty Deed

THE GRANTORS Amber N. Rodriguez (who acquired title as Amber N. Schwantes, as her separate property) and Abel Rodriguez, a married couple for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JOSEPH W. GARCIA and CHELSEA L. GARCIA , a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Tr. 24, Fremali's Country Estates Ph. II; Being A Ptn SW 1/4, 34-33-4 E W.M.

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 and Escrow Company's Preliminary Commitment No. 02-175977-OE.

Tax Parcel Number(s): 330434-3-001-1511, P17809

Dated February 5, 2020

Amber N. Rodriguez
Amber N. Rodriguez

Abel Rodriguez
Abel Rodriguez

STATE OF Washington
COUNTY OF Skagit SS:

I certify that I know or have satisfactory evidence that Amber N. Rodriguez and Abel Rodriguez is (are) the person(s) who appeared before me, and said person(s) acknowledged that he / she / they signed this instrument and acknowledged it to be his / her / their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 16 2020

Brandi K Jensen
Notary Public in and for the State of Washington
Residing at Manassas
My appointment expires: 11-10-20



EXHIBIT A

PARCEL "A":

Tract 24, 5-Acre Parcel Subdivision No. 522-81, entitled, "FREMALI'S COUNTRY ESTATES PHASE II," approved, November 11, 1982 and recorded November 24, 1982, in Volume 6 of Short Plats, pages 35 and 36, under Auditor's File No. 8211240002, records of Skagit County, Washington, being a portion of Section 34, Township 33 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress, egress and utilities over and across that certain private road, primarily 60 feet in width, as delineated on the face of 5-Acre Parcel Subdivision No. 522-81, recorded in Volume 6 of Short Plats, pages 35 and 36, and also over and across that certain private road as delineated on the face of 5-Acre Parcel Subdivision No. 501-80, recorded in Volume 4 of Short Plats, pages 179 and 180, under Auditor's File No. 8009250045, records of Skagit County, Washington, said road being designated as Tract A, and as Fremali Lane on the face of said 5-Acre Subdivision Map Nos. 501-80 and 522-81.

Situate in the County of Skagit, State of Washington.