

When recorded return to:

Kelsey Schram and Andrew Valley  
1210 Hawthorne Place  
Mount Vernon, WA 98273

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Marissa Guerrero  
Affidavit No. 2020-1191  
Date 03/31/2020

**LAND TITLE AND ESCROW**  
**01-176661-O**

**SPECIAL WARRANTY DEED**  
**(Not Statutory)**

THE GRANTOR(S) The Secretary of Housing and Urban Development, his successors in interest and/or assigns

for and in consideration of Ten Dollars (\$10.00) and other Good and Valuable Consideration

in hand paid, bargains, sells, and conveys to

Kelsey Schram, a single person and Andrew Valley, a single person

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

LOT 33, THE MEADOW PHASE II, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGES 1 THROUGH 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number(s): 4638-000-033-0002 P106501

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey. The Secretary of Housing and Urban Development (seller) agrees to sell the property at the price and terms set forth herein, and to prepare a deed containing a covenant which warrants against the acts of the Seller and all claiming by, through or under him.

Dated: March 24, 2020

Secretary of Housing and Urban Development

By: \_\_\_\_\_

BLB Resources Inc, authorized signer

Johnny Tran  
Authorized Agent

STATE OF

COUNTY OF

ss.

I certify that I know or have satisfactory evidence that

\_\_\_\_\_  
(is/are) the person(s) who appeared before me, and said person(s) acknowledged that \_\_\_\_\_ signed this  
instrument, on oath stated that \_\_\_\_\_ authorized to execute the instrument and acknowledge it as the  
\_\_\_\_\_  
of \_\_\_\_\_  
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated:

\_\_\_\_\_  
Notary name printed or typed: \_\_\_\_\_

Notary Public in and for the State of \_\_\_\_\_

Residing at \_\_\_\_\_

My appointment expires: \_\_\_\_\_

## CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 Orange )

On March 27, 2020 before me, Tania Garcia-Barrero, Notary Public  
(Here insert name and title of the officer)

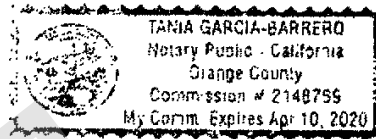
personally appeared Johnny Irzin  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon 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.

Notary Public Signature

(Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

#### DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

#### CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)  
☐ Corporate Officer

(Title)

- ☐ Partner(s)  
☐ Attorney-in-Fact  
☐ Trustee(s)  
☐ Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary)
- Securely attach this document to the signed document with a staple.