

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Heather Beauvais  
Affidavit No. 2020-3052  
Date 08/12/2020

### 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: 26858931  
Seller's Loan Number: 6025150821

EXEMPT FROM TRANSFER TAX  
WAC 458-61A-211(6) grantors and grantees are the same persons

**ASSESSOR PARCEL IDENTIFICATION NUMBER:  
P116090**

**ABBREVIATED LEGAL: Lot 56 Spring Meadows - Div II**

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**Tanya Zaragoza-Rosas and Enrique D. Lopez-Cisneros**, a married couple who acquired title as unmarried individuals, whose mailing address is **435 Spring Ln Sedro Woolley, WA 98284**, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, conveys and warrants with general warranty covenants to **Tanya Zaragoza-Rosas and Enrique D. Lopez-Cisneros**, wife and husband as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **435 Spring Ln Sedro Woolley, WA 98284**, the following real property:

**Lot 56, "PLAT OF SPRING MEADOWS - DIV. II", as per plat recorded in Volume 17 of Plats, pages 75 and 76, records of Skagit County, Washington.**

**Property Address is: 435 Spring Ln Sedro Woolley, WA 98284.**

**Prior instrument reference: 201410310042**

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 grantees forever.


Executed by the undersigned on 8/3, 2020:

  
\_\_\_\_\_  
Tanya Zaragoza-Rosas

  
\_\_\_\_\_  
Enrique D. Lopez-Cisneros

STATE OF WA  
COUNTY OF Sedro Blaine

The foregoing instrument was acknowledged before me on 8/3, 2020 by **Tanya Zaragoza-Rosas** and **Enrique D. Lopez-Cisneros** who are personally known to me or have produced Driver license 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.

  
\_\_\_\_\_  
Notary Public

