

When recorded return to:
Isidro Armando Cobena and Maria Del Rocio
Cobena, a married couple
303 State Street
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON
425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE COMPANY
620046374

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-2422
May 28 2021
Amount Paid \$8895.00
Skagit County Treasurer
By Heather Beauvais Deputy

Escrow No.: 620046374

BARGAIN AND SALE DEED

THE GRANTOR(S)

Tim Schmid as Personal Representative of the Estate of John Diamond
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand
paid, bargains, sells, and conveys to
Isidro Armando Cobena and Maria Del Rocio Cobena, a married couple

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

Parcel A:

Lots 1, 2 and 3, Block 32, "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY,
WASHINGTON", as per plat recorded in Volume 3 of Plats at page 29, in the records of Skagit
County, State of Washington.

EXCEPT the West 7 feet of said Lot 1.

Situated in Skagit County, Washington.

**PLEASE NOTE: PARCEL A IS THE PARCEL BEING ACQUIRED AND WILL BE THE ONLY
PARCEL INCLUDED IN THE OWNER'S POLICY.**

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P75658 / 4150-032-002-0001

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BARGAIN AND SALE DEED
(continued)

Dated: April 20, 2021

Tim Schmid as Personal Representative of the Estate of John Diamond

BY: TS, PR
Tim Schmid
Personal Representative

State of _____
_____ of _____

SEE ATTACHMENTS

I certify that I know or have satisfactory evidence that _____

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

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Sacramento

On 04-22-21 before me, Ingrid D. Scott Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Tim Schmid
Name(s) of Signer(s)

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.

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
 Title or Type of Document: Bargain and Sale Deed
 Document Date: 04-22-21 Number of Pages: 3
 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer - Title(s): _____	<input type="checkbox"/> Corporate Officer - Title(s): _____
<input type="checkbox"/> Partner - <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner - <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer is Representing: _____	Signer is Representing: _____

EXHIBIT "A"
Exceptions

1. Assessments, if any, levied by Sedro Woolley.
2. City, county or local improvement district assessments, if any.
3. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.