



201308290051

Skagit County Auditor

\$75.00

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RETURN DOCUMENT TO:

Service Link
4000 Industrial Blvd.
Aliquippa, PA 15001

Use dark black ink and print legibly. Documents not legible will be rejected per RCW 65.04.045 & 65.04.047

DOCUMENT TITLE(S):

WARRANTY DEED

**AUDITOR FILE NUMBER & VOL. & PG. NUMBERS OF DOCUMENT(S)
BEING ASSIGNED OR RELEASED:**

Additional reference numbers can be found on page _____ of document.

GRANTOR(S):

MARIA QUIROZ IBARRA AND HECTOR GARCIA FLORES

Additional grantor(s) can be found on page _____ of document.

GRANTEE(S):

MARIA QUIROZ IBARRA AND HECTOR GARCIA FLORES

Additional grantee(s) can be found on page _____ of document.

**ABBREVIATED LEGAL DESCRIPTION: (Lot, block, plat name OR; qtr/qtr,
section, township and range OR; unit, building and condo name.)**

LOT 4, BLOCK 1, MOUNT VERNON HEIGHTS

Additional legal(s) can be found on page _____ of document.

ASSESSOR'S 16-DIGIT PARCEL NUMBER:

P53862

Additional numbers can be found on page _____ of document.

The Auditor/Recorder will rely on the information provided on this form. The responsibility for the accuracy of the indexing information is that of the document preparer.

After Recording Mail To:
ServiceLink
4000 Industrial Boulevard
Aliquippa, Pennsylvania 15001

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20133514

AUG 29 2013

Amount Paid \$0
Skagit Co. Treasurer
By *mlm* Deputy

Assessor's Parcel Number: P53862

WARRANTY DEED

TITLE OF DOCUMENT

Maria Quiroz Ibarra, a married woman who acquired title as a single woman and joined by her spouse Hector Garcia Flores, the GRANTOR,

Whose current address is 803 North 16th Street, Mount Vernon, Washington 98273

FOR and in consideration of TEN AND NO/100 DOLLARS (\$10.00), in hand paid, conveys and warrants to

Maria Quiroz Ibarra and Hector Garcia Flores, wife and husband, as joint tenants, the GRANTEE,

Whose current address is 803 North 16th Street, Mount Vernon, Washington 98273

THE FOLLOWING described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

AND more commonly known as: 803 North 16th Street, Mount Vernon, Washington 98273

Prior Recorded Doc. Ref.: Deed: Recorded April 1, 2005, BK _____, PG _____, Doc. No. _____

Every deed in substance in the above form, when otherwise duly executed, shall be deemed and held a conveyance in fee simple to the grantee, his heirs and assigns, with covenants on the part of the grantor: (1) That at the time of the making and deliver of such deed he was lawfully seized of an indefeasible estate in fee simple, in and to the premises therein described, and had good right and full power to convey the same; (2) that the same were then free from all encumbrances; and (3) that he warrants to the grantee, his heirs and assigns, the quiet and peaceable possession of such premises, and will defend the title thereto against all persons who may lawfully claim the same, and such covenants shall be obligatory upon any grantor, his heirs and personal representatives, as fully and with like effect as if written at full length in such deed.

When the context requires, singular nouns and pronouns, include the plural.



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Dated August 10, 2013

Maria Quiroz Ibarra
Maria Quiroz Ibarra

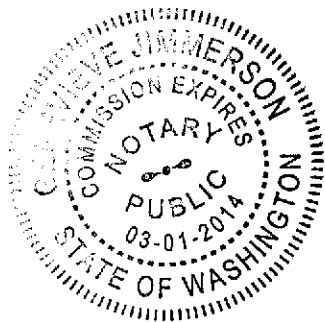
Hector Garcia Flores
Hector Garcia Flores

STATE OF WA
COUNTY OF Whatcom) ss

On this day personally appeared before me **Maria Quiroz Ibarra and Hector Garcia Flores** to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

NOTARY STAMP/SEAL

Given under my hand and official seal of office
this 10 day of August, A.D.,
2013.



Julie Jermerson
NOTARY PUBLIC

MY Commission Expires: 3-1-14

Residing at: Bellingham
WA



LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON AND IS DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND IN SKAGIT COUNTY, STATE OF WASHINGTON, AS MORE FULLY DESCRIBED IN DEED DOC # 200504010108, ID# P53862, BEING KNOWN AND DESIGNATED AS LOT 4, BLOCK 1, MOUNT VERNON HEIGHTS ADDITIONS TO MOUNT VERNON, FILED IN PLAT VOLUME 5, PAGE 47.

PROPERTY COMMONLY KNOWN AS 803 N 16TH ST, MOUNT VERNON, WA, 98273

BY FEE SIMPLE DEED FROM BILLIE L HUTCHESON, AN UNMARRIED PERSON AS SET FORTH IN DEED DOC # 200504010108, DATED 03/22/2005 AND RECORDED 04/01/2005, SKAGIT COUNTY RECORDS, STATE OF WASHINGTON.



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