



Skagit County Auditor  
5/19/2014 Page

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\$74.00  
3 11:53AM

**GENERAL WARRANTY DEED**

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax. (866) 611-0170 and Vic J. Devlaeminck Esq., Attorney At Law, Washington State Bar Number: 16609.

After Recording Return To:

**MARSHALL D. COOPER and CANDIDA COOPER**  
**58179 STATE ROUTE 20 ROCKPORT, WA 98283**

Commitment Number: 414966

**ASSESSOR PARCEL IDENTIFICATION NUMBER:**

351023-2-002-0103 p45524

**LAND TITLE OF SKAGIT COUNTY**

148432-0

**ABBREVIATED LEGAL: Tract 2, Skagit County Short Plat 100-80**

pt NE 1/4 of NW 1/4 23 & 35 10 E. W.M.

**MARSHALL D. COOPER, married to CANDIDA COOPER, hereinafter grantor, whose tax-mailing address is 58179 STATE ROUTE 20 ROCKPORT, WA 98283, for \$0.00 (Zero Dollar and Zero Cents) in consideration paid, grants, with general warranty covenants to MARSHALL D. COOPER and CANDIDA COOPER husband and wife, hereinafter grantees, whose tax mailing address is 58179 STATE ROUTE 20 ROCKPORT, WA 98283, the following real property:**

20141696  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 19 2014

Amount Paid \$ 0  
Skagit Co. Treasurer  
By MF Deputy

**LEGAL DESCRIPTION:**

Tract 2 of SKAGIT COUNTY SHORT PLAT NO 100-80, approved November 18, 1980, recorded November 26, 1980, in Volume 5 of Short Plats, page 7, under Auditor's File No. 8011260003, records of Skagit County, Washington; being a portion of the Northeast Quarter of the Northwest Quarter of Section 23, Township 35 North, Range 10 East of the Willamette Meridian.

Assessor's Parcel Number: 351023-2-002-0103

Property Address is: 58179 STATE ROUTE 20, ROCKPORT, WA 98283.

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 grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: 200301100042



Executed by the undersigned on <sup>MDC</sup> 4/23/, 2014:

Marshall D Cooper  
MARSHALL D. COOPER

STATE OF WA  
COUNTY OF Skagit

The foregoing instrument was acknowledged before me on 04/23/, 2014 by **MARSHALL D. COOPER** who is personally known to me or has produced Valid Driver License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Clarence W Armstrong  
Notary Public

Notary Public  
State of Washington  
CLARENCE W ARMSTRONG  
My Appointment Expires Oct 9, 2015

