

UNRECORDED



201411200060

Skagit County Auditor \$73.00  
11/20/2014 Page 1 of 2 3:57PM

After Recording Return To:  
National 1 Source  
7700 East Arapahoe Road  
Suite 340  
Centennial CO 80112

Property Tax ID#:  
P35636 and  
350402-1-005-0204

Ref #: F-15046-09-14

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TWO HUNDRED SEVENTY THOUSAND and 00/100 DOLLARS (\$270,000.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, CAROL L. KURTZWEIL, a married woman as her separate estate, hereinafter referred to as "Grantor", does hereby grant, convey and warrant unto JONATHON KURTZWEIL, a married man, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Skagit, State of Washington, to-wit:

TRACT 3 OF SKAGIT COUNTY SHORT PLAT NO. 20-80 AS APPROVED APRIL 2, 1980, AND RECORDED APRIL 3, 1980, IN VOLUME 4 OF SHORT PLATS, PAGE 61, UNDER AUDITOR'S FILE NO. 8004030007, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE EAST HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

Property Address: 22488 Grip Road, Sedro Wooley, WA 98284

Less and except all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

Subject to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

**MS**  
F-15046-09-14

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20144390  
NOV 20 2014

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

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To have and to hold same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

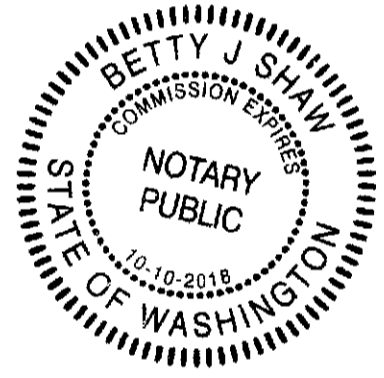
WITNESS Grantor's hand this the 17th day of November, 2014.

Carol L. Kurtzweil  
CAROL L. KURTZWEIL

State of Washington )  
County of Skagit ) ss.

The foregoing instrument was hereby acknowledged before me this 17th day of November, 2014, by **CAROL L. KURTZWEIL**, and I certify that I know or have satisfactory evidence that she is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Betty J. Shaw  
Notary Public in and for the State of Washington  
Printed Name: Betty J. Shaw  
Residing At: Bellingham, WA  
My commission expires: 10/10/2018



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

This document prepared by  
Express Legal Dox, LLC  
6701 Bryan Dairy Road, Ste. 608  
Seminole, FL 33777

