

When recorded return to:  
Josafat Gutierrez  
2014 Shandalwood Ct  
Mount Vernon, WA 98273



201712010050

Skagit County Auditor \$79.00  
12/1/2017 Page 1 of 6 11:34AM

**POOR ORIGINAL**

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620031917

**CHICAGO TITLE**  
620031917

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Black Family Properties, LLC, a Washington limited liability company  
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration  
in hand paid, conveys, and warrants to Josafat Gutierrez, a married man, as his separate estate

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 1, KALLSTROM'S VIEW MOOR PLAT, according to the plat thereof, recorded in Volume 8 of  
Plats, page 8, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P66235 / 3934-000-001-0004

Subject to:

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

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

20175593

**DEC 01 2017**

Amount Paid \$ 1945.20  
Skagit Co. Treasurer  
By *BT* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: November 27, 2017

Black Family Properties, LLC  
A Washington limited liability company

By Susan B Ferrell  
Susan B Ferrell, Manager

Susan B Ferrell  
Susan B Ferrell, Co-Trustee of the Susan B  
Ferrell Revocable Trust dated June 1, 2004

Pickens M Ferrell  
Pickens M Ferrell  
Co-Trustee of the Susan B Ferrell Revocable  
Trust dated June 1, 2004

Darlene Black, Member

State of FLORIDA  
County of OKALOOSA

I certify that I know or have satisfactory evidence that Susan B Ferrell is 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 Manager of Black Family Properties, LLC, a Washington limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 29 NOV 2017



Mary E. Harris  
Name: MARY E. HARRIS  
Notary Public in and for the State of FLORIDA  
Residing at: 548 Mary ESTER Cir STE 117  
My appointment expires: 28 AUGUST 2019

ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:  
Statutory Warranty Deed

State of FLORIDA  
County OKALOOSA of OKALOOSA

I certify that I know or have satisfactory evidence that Susan B Ferrell and Pickens M Ferrell 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 Co-Trustees of the Susan B Ferrell Revocable Trust dated June 1, 2004, as Member of Black Family Properties LLC, A Washington limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 29 Nov 2017

Mary E. Harris  
Name: MARY E. HARRIS  
Notary Public in and for the State of FL  
Residing at: 548 Mary Esther C/O STEIM  
My appointment expires: 28 August 2019



STATUTORY WARRANTY DEED  
(continued)

Dated: November 27, 2017

Black Family Properties, LLC  
A Washington limited liability company

BY: \_\_\_\_\_  
Susan B Ferrell, Manager

\_\_\_\_\_  
Susan B Ferrell, Co-Trustee of the Susan B  
Ferrell Revocable Trust dated June 1, 2004

\_\_\_\_\_  
Pickens M Ferrell  
Co-Trustee of the Susan B Ferrell Revocable  
Trust dated June 1, 2004

*Darlene Black*  
\_\_\_\_\_  
Darlene Black, Member

State of TEXAS  
CLAYTON COUNTY of TEXAS

I certify that I know or have satisfactory evidence that Susan B Ferrell 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 Member of Black Family Properties, LLC, a Washington limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_

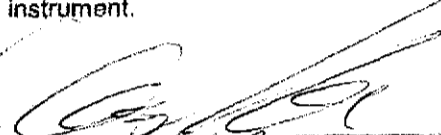
\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

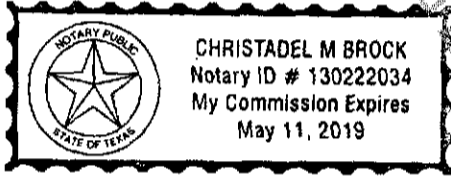
ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:  
Statutory Warranty Deed

State of TEXAS  
COUNTY of FRIO

I certify that I know or have satisfactory evidence that Darlene Black 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 Member of Black Family Properties LLC, A Washington limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11/29/17

  
Name: Christadel Brock  
Notary Public in and for the State of TEXAS  
Residing at: HOUSTON TX  
My appointment expires: 5/11/19



**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: October 13, 1960  
Recording No.: 599785

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 6, 2003  
Recording No.: 200308060098 and 200308060099

2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: July 18, 2003  
Recording No.: 200307180023  
Matters shown: Possible encroachment of a fence along the Northerly portion of said premises by approximately .4 feet

3. Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: July 25, 2014  
Recording No.: 201407250003

4. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.