



201803300178

Skagit County Auditor \$78.00  
3/30/2018 Page 1 of 2 2:29PM

WHEN RECORDED RETURN TO:

Billy James Bell and Guadalupe Paniauga Ruelas  
1117 North Waugh Road  
Mount Vernon, WA 98273

File No.: 183589  
Filed for Record at Request of: *Stewart Title Company*

*Land Title*  
*#01-1667905* **STATUTORY WARRANTY DEED**

THE GRANTOR(S), **CRMA Investments, LLC** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Billy James Bell and Guadalupe Paniauga Ruelas, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington:

See Exhibit "A" attached hereto and made a part hereof.

Subject to: This conveyance is subject to covenants, conditions, restrictions and easements, if any affecting title which may appear in the public record, including those shown on any recorded plat or survey.

Abbreviated Legal:

Tax Parcel Number(s): P25522

Dated: 3/29 2018

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
*20181264*  
**MAR 30 2018**

CRMA Investments, LLC

By: *Chad C. Roraback*  
Date: \_\_\_\_\_  
Chad C. Roraback, Manager

Amount Paid \$6,411.22  
Skagit Co. Treasurer  
By *[Signature]* Deputy

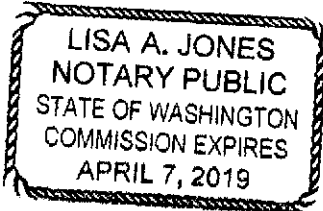
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Chad C. Roraback is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she is authorized to execute the instrument and acknowledge it as the Manager of CRMA Investments, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 3/29 2018

*[Signature]*  
Notary name printed or typed: Lisa Jones  
Notary Public in and for the State of Washington  
Residing at *Tumwater*  
My appointment expires: *4-7-19*



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 1, City of Mount Vernon Short Plat No. LU04-022, entitled "THUNDERBIRD TERRACE SHORT PLAT," as approved March 2, 2005, recorded March 7, 2005, under Auditor's File No. 200503070126; being a re-plat of Lot "B", City of Mount Vernon Short Plat No. MV-11-77; being a portion of the Southeast ¼ of the Southeast ¼ of Section 16, Township 34 North, Range 4 East, W.M. Situate in the City of Mount Vernon, County of Skagit, State of Washington.