

AFTER RECORDING MAIL TO:

Christopher Ramirez and Karen Ramirez
3001 Loch Ness Loop
Mount Vernon, WA 98273

201806180112
06/18/2018 10:23 AM Pages: 1 of 2 Fees: \$100.00
Skagit County Auditor

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recordors use only

GUARDIAN NORTHWEST TITLE CO.
110029

STATUTORY WARRANTY DEED

File No: **4221-3063289 (SR)**

Date: **June 08, 2018**

Grantor(s): **Stephanie Thomas**
Grantee(s): **Christopher Ramirez and Karen Ramirez**
Abbreviated Legal: **Lot 1, HIGHLAND GREENS DIVISION 1, PHASE A, A PLANNED UNIT DEVELOPMENT, recorded May 22, 2014 under Auditor's File No. 201405220062, records of Skagit County, Washington. Situated in Skagit County, Washington.**
Additional Legal on page:
Assessor's Tax Parcel No(s): **P131893**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20182624
JUN 18 2018

Amount Paid \$ **6,502.⁰⁰**
Skagit Co. Treasurer
By *[Signature]* Deputy

THE GRANTOR(S) Stephanie Thomas, an unmarried woman for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Christopher Ramirez and Karen Ramirez, husband and wife**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

Lot 1, HIGHLAND GREENS DIVISION 1, PHASE A, A PLANNED UNIT DEVELOPMENT, recorded May 22, 2014 under Auditor's File No. 201405220062. records of Skagit County, Washington. Situated in Skagit County, Washington.

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.

[Signature]
Stephanie Thomas

APN: P131893

Statutory Warranty Deed
- continued

File No.: 4221-3063289 (SR)

STATE OF Washington)
COUNTY OF Snohomish)-ss
Skagit)

I certify that I know or have satisfactory evidence that **Stephanie Thomas, (S)** are the person(s) who appeared before me, and said person(s) acknowledged that he/~~she~~/they signed this instrument and acknowledged it to be his/~~her~~/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 13, 2018 Angel M. Moses

Notary Public in and for the State of Washington
Residing at: Snohomish
My appointment expires: 9.9.2019

