



201810190076

10/19/2018 01:50 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:
Guillermo Martinez and Patricia Martinez
13664 Bradshaw Rd
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036163

CHICAGO TITLE
020036163

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael A. Roozekrans, an unmarried man, as his separate estate and Francis N. Roozekrans, a married man, as his separate estate and Charles A. Roozekrans, a married man, as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Guillermo Martinez and Patricia Martinez, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

Tract 19, Avon Acres First Addition, as per plat recorded in Volume 7 of Plats, page 93, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P61917 / 3860-000-019-0002,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2154050
OCT 19 2018

Amount Paid \$ 451070
Skagit Co. Treasurer

By MA Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 17, 2018

Michael A. Roozekrans
Michael A. Roozekrans

Michael A. Roozekrans
Francis N. Roozekrans by Michael A. Roozekrans,
his attorney in fact

Michael A. Roozekrans
Charles A. Roozekrans by Michael A. Roozekrans,
his attorney in fact

State of Washington
County of Spokane

I certify that I know or have satisfactory evidence that Michael A. Roozekrans

Michael A. Roozekrans is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of Instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 18, 2018

Mary P. Moineau
Name: Mary P. Moineau
Notary Public in and for the State of Washington
Residing at: Spokane
My appointment expires: February 2, 2019

Notary Public
State of Washington
MARY P. MOINEAU
MY COMMISSION EXPIRES
FEBRUARY 02, 2019

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Spokane

I certify that I know or have satisfactory evidence that Michael A Roozekrans

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 Attorney in Fact of Francis N. Roozekrans to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 18, 2018

Notary Public
State of Washington
MARY P. MOINEAU
MY COMMISSION EXPIRES
FEBRUARY 02, 2019

Mary P. Moineau
Name: Mary P. Moineau
Notary Public in and for the State of Washington
Residing at: Spokane
My appointment expires: February 2, 2019

State of Washington

County of Spokane

I certify that I know or have satisfactory evidence that Michael A Roozekrans

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 Attorney in Fact of Charles A. Roozekrans to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 18, 2018

Notary Public
State of Washington
MARY P. MOINEAU
MY COMMISSION EXPIRES
FEBRUARY 02, 2019

Mary P. Moineau
Name: Mary P. Moineau
Notary Public in and for the State of Washington
Residing at: Spokane
My appointment expires: February 2, 2019

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, 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, or source of income, 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 on Avon Acres First Addition:

Recording No: Volume 7 of Plats, page 93

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