

WHEN RECORDED RETURN TO:

ServiceLink,
1400 Cherrington Parkway
Moon Township, PA 15108

DOCUMENT TITLE(S) General Warranty Deed

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR(S):

Thomas Z. Peden, Amy C. Peden and Judith A. Crossley

GRANTEE(S):

Thomas Z. Peden, Amy C. Peden, Judith A. Crossley and Brandon R. Peden

ABBREVIATED LEGAL DESCRIPTION:

Tract 1 of Skagit County Short Plat No. 519-81, Vol 5 Pg 97, Aud File No. 8107100001, Skagit County, WA

TAX PARCEL NUMBER(S):

P38805

GENERAL WARRANTY DEED

This instrument prepared by:
Jay A. Rosenberg, Rosenberg LPA, Washington State Bar Number 50102; 3805 Edwards Road,
Suite 550, Cincinnati, Ohio 45209.

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

Commitment Number: 24698834

ASSESSOR PARCEL IDENTIFICATION NUMBER:
P38805

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 556

FEB 20 2019

Amount Paid \$ 862.⁵⁶
Skagit Co. Treasurer
By *mlm* Deputy

ABBREVIATED LEGAL: Tract 1 Skagit County Short Plat No. 519-81, Volume 5 of Short Plats, Page 97, under Auditor's File No. 8107100001, being a portion of Section 10, Township 35 North, Range 5 East of the Willamette Meridian.

Thomas Z. Peden and Amy C. Peden, a married couple and Judith A. Crossley, an unmarried person as her separate estate, whose mailing address is 27013 Helmick Rd., Sedro Woolley, WA 98284, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, conveys and warrants with general warranty covenants to **Thomas Z. Peden and Amy C. Peden, husband and wife, and Judith A. Crossley, an unmarried woman and Brandon R. Peden, an unmarried man**, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is 27013 Helmick Rd., Sedro Woolley, WA 98284, the following real property:

Tract 1 of Skagit County Short Plat No. 519-81, approved July 9, 1981, and recorded July 10, 1981, in Volume 5 of Short Plats, Page 97, under Auditor's File No. 8107100001, records of Skagit County, Washington; being a portion of Section 10, Township 35 North, Range 5 East of the Willamette Meridian.

Property Address is: 27013 Helmick Rd., Sedro Woolley, WA 98284.

Prior instrument reference: 201103110096

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 1-26, 2019:

Thomas Z. Peden
Thomas Z. Peden

Amy C. Peden
Amy C. Peden

Judith A. Crossley by Amy C. Peden
Judith A. Crossley by Amy C. Peden
as Attorney in Fact as Attorney in Fact

STATE OF WA
COUNTY OF Sagit

The foregoing instrument was acknowledged before me on 1/26/2019, 2019 by **Thomas Z. Peden, Amy C. Peden and Amy C. Peden as Attorney in Fact for Judith A. Crossley** who are personally known to me or have produced Drivers License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Barbara Volkov
Notary Public

