



201902280113

02/28/2019 03:26 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

AFTER RECORDING MAIL TO:

Wesley Ruiz, Jennifer Davis
15228 Dewey Crest Lane
Anacortes, WA 98221

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-170827-OE ✓

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR BARBARA ANN FREDRICK and RONDA J. LEONHARDY, SUCCESSOR TRUSTEES OF THE RONALD B. BLASINGHAM TRUST, DATED MARCH 16, 2004 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to WESLEY RUIZ and JENNIFER DAVIS, each an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot 41 And 42, "DEWEY BEACH ADDITION NO. 4," as per plat recorded in Volume 7 of Plats, page 50, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 01-164646-OE.

Tax Parcel Number(s): 3904-000-041-0002, P65105

Dated February 20, 2019

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019705
FEB 28 2019

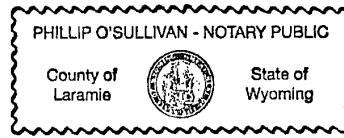
Amount Paid \$ 5,006.⁸⁰
Skagit Co. Treasurer
By *man* Deputy

The Ronald B. Blasingham Trust

Barbara D. Frederick, Successor Trustee
By: Barbara Fredrick, Successor Trustee

Signed in Counterpart
By: Ronda J. Leonhardy, Successor Co-Trustee

STATE OF WYOMING
~~Washington~~ }
COUNTY OF Skagit LARAMIE } SS:



I certify that I know or have satisfactory evidence that Barbara Frederick is / are the person(s) who appeared before me, and said person(s) acknowledge he / she / they signed this instrument, on oath stated he / she / they is / are authorized to execute the instrument and acknowledge that as the Successor Trustee of The Ronald B. Blasingham Trust to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 02.21.2019

Phillip O'Sullivan

Notary Public in and for the State of ~~Washington~~ WYOMING
Residing 1701 CAPITOL AVE. CHEYENNE, WY 82001
My appointment expires: 04.09.2022

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Ronda Leonhardy is / are the person(s) who appeared before me, and said person(s) acknowledge he / she / they signed this instrument, on oath stated he / she / they is / are authorized to execute the instrument and acknowledge that as the Successor Trustee of The Ronald B. Blasingham Trust to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Washington
Residing _____
My appointment expires: _____

The Ronald B. Blasingham Trust

Signed in Counterpart
By: Barbara Fredrick, Successor Trustee

Ronda J. Leonhardy
By: Ronda J. Leonhardy, Successor Co-Trustee

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Barbara Frederick is / are** the person(s) who appeared before me, and said person(s) acknowledge **he / she / they** signed this instrument, on oath stated **he / she / they is / are** authorized to execute the instrument and acknowledge that as the **Successor Trustee of The Ronald B. Blasingham Trust** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Washington
Residing _____
My appointment expires: _____

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Ronda Leonhardy is / are** the person(s) who appeared before me, and said person(s) acknowledge **he / she / they** signed this instrument, on oath stated **he / she / they is / are** authorized to execute the instrument and acknowledge that as the **Successor Trustee of The Ronald B. Blasingham Trust** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

See Attachment

Notary Public in and for the State of Washington
Residing _____
My appointment expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

On Feb 21 2019 before me, Ana Munguia Notary Public
(insert name and title of the officer)

personally appeared Ronda Leonhardy
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature: [Handwritten Signature] (Seal)