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Skagit County Auditor

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DOCUMENT TITLE(S): General Warranty Deed
AUDITOR FILE NUMBER & VOL. & PG. NUMBERS OF DOCUMENT(S) BEING ASSIGNED OR RELEASED:
Additional reference numbers can be found on page _____ of document.
GRANTOR(S): Josafat Gutierrez Padilla, who acquired title as Josafat Gutierrez,n/k/a Joseph Gutierrez and Tina Marie Gutierrez, a married couple Additional grantor(s) can be found on page _____ of document.
GRANTEE(S): Joseph Gutierrez and Tina Marie Gutierrez, husband and wife Additional grantee(s) can be found on page _____ of document.
ABBREVIATED LEGAL DESCRIPTION: Lot 1, Kallstrom's View Moor Plat Additional legal(s) can be found on page _____ of document.
ASSESSOR'S 16-DIGIT PARCEL NUMBER: 3934-000-001-0004 Additional numbers can be found on page _____ of document.

The Auditor/Recorder will rely on the information provided on this form. The responsibility for the accuracy of the indexing information is that of the document preparer.

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 3028

JUL 22 2019

Commitment Number: 25310230
Seller's Loan Number: 744181513

Amount Paid \$0
Skagit Co. Treasurer
By *mem* Deputy

EXEMPT FROM TRANSFER TAX

WAC 458-61A-211(6) grantors and grantees are the same persons

ASSESSOR PARCEL IDENTIFICATION NUMBER:
3934-000-001-0004

ABBREVIATED LEGAL: LOT(S): 1, KALLSTROM'S VIEW MOOR PLAT

Josafat Gutierrez Padilla, who acquired title as Josafat Gutierrez, n/k/a Joseph Gutierrez, and Tina Marie Gutierrez, a married couple whose mailing address is 18654 Best Rd., Mount Vernon, WA 98273, hereinafter grantor, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, conveys and warrants with general warranty covenants to Joseph Gutierrez and Tina Marie Gutierrez, husband and wife as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is 18654 Best Rd., Mount Vernon, WA 98273, the following real property:

LOT 1, KALLSTROM'S VIEW MOOR PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 8, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Property Address is: 18654 Best Rd., Mount Vernon, WA 98273.

Prior instrument reference: **201808310111**

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 grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 7/11, 2019:

Josafat Gutierrez Padilla
Josafat Gutierrez Padilla,
who acquired title as
Josafat Guitierrez,
n/k/a Joseph Gutierrez

Tina Marie Gutierrez
Tina Marie Gutierrez

STATE OF WASHINGTON
COUNTY OF Skagit

The foregoing instrument was acknowledged before me on July 11, 2019 by **Josafat Gutierrez Padilla, who acquired title as Josafat Guitierrez, n/k/a Joseph Gutierrez** and **Tina Marie Gutierrez** who are personally known to me or have produced Driver 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.

Lourea L. Garka
Notary Public

NOTARY PUBLIC
STATE OF WASHINGTON
LOUREA L. GARKA
License Number 122836
My Commission Expires 10-27-2022