

AFTER RECORDING MAIL TO:
John & Stephanie Hopkins
17509 NE 137th Street
Redmond, WA 98052



20041118000678

LAWYERS TITLE AGENCY
PAGE 001 OF 001
11/18/2004 09:55
KING COUNTY, WA

E2084375

11/18/2004 09:49
KING COUNTY, WA
TAX \$6,497.00
SALE \$385,000.00

PAGE 001 OF 001

Filed for Record at Request of: The Talon Group, a Division of First American Title Insurance Company
Escrow Number: 4-0411-016 - Standard

Statutory Warranty Deed

Grantor(s): Vince Alvarez and Ana Christina Plana-Alvarez
Grantee(s): John C. Hopkins and Stephanie R. Hopkins
Abbreviated Legal: English Hill Lot 39
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 020080039009

RECORDED BY
LAWYERS TITLE AGENCY
OF WASHINGTON

Fee 20
363487-E

THE GRANTOR Vince Alvarez and Ana Christina Plana-Alvarez, who acquired title as Ana C. Plana, also appearing of record as Ana C. Alvarez, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to John C. Hopkins and Stephanie R. Hopkins, as husband and wife the following described real estate, situated in the County of (King), State of Washington:
Lot 39, Amberley On English Hill, according to the plat thereof recorded in Volume 124 of Plats, pages 24 and 25, records of King County, Washington.

GRANTOR ACKNOWLEDGES THAT TITLE TO THE PROPERTY IS MARKETABLE AT THE TIME OF THIS CONVEYANCE. THE FOLLOWING SHALL NOT CAUSE THE TITLE TO BE UNMARKETABLE: RIGHTS, RESERVATIONS, COVENANTS, CONDITIONS, AND RESTRICTIONS, PRESENTLY OF RECORD AND GENERAL TO THE AREA; EASEMENTS AND ENCROACHMENTS, NOT MATERIALLY AFFECTING THE VALUE OF OR UNDULY INTERFERING WITH GRANTEE'S REASONABLE USE OF THE PROPERTY; AND RESERVED OIL AND/OR MINING RIGHTS.

Document Date: 11/9/2004

By Vince Alvarez
Vince Alvarez

By Ana Christina Plana-Alvarez
Ana Christina Plana-Alvarez

By _____

By _____

STATE OF Florida
County of Sumner

SS:

I certify that I know or have satisfactory evidence that Vince Alvarez and Ana Christina Plana-Alvarez is/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 the instrument.

Dated this 15 day of November, 2004

John R. Faison

Notary Public in and for the State of Florida
Residing at Altamonte Springs FL 32714
My appointment expires: Feb. 23, 2007

