

When recorded return to:  
Gustavo Espinoza  
2405 N. 25th Place  
Mount Vernon, WA 98273

Recorded at the request of:  
Guardian Northwest Title  
File Number: 107520



201406110060  
Skagit County Auditor \$73.00  
6/11/2014 Page 1 of 2 10:34AM

### Statutory Warranty Deed

107520-1  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Myrna Kay Novell Gordon, as her separate estate, as to undivided eighty percent (80%) interest and Luanne K. Burkhart, as her separate estate, a to an undivided twenty percent (20%) interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Gustavo Espinoza, a married man as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 5, Deer Ridge Addn.

Tax Parcel Number(s): P104708, 4617-000-005-0004

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20142015  
JUN 11 2014  
Amount Paid \$ 3411.92  
Skagit Co. Treasurer  
By MB Deputy

Lot 5, "DEER RIDGE ADDITION", as per Plat recorded in Volume 15 of Plats, pages 123 and 124, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 6-10-14

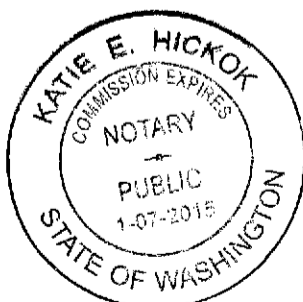
Myrna Kay Novell Gordon

Luanne K. Burkhart

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Myrna Kay Novell Gordon and Luanne K. Burkhart, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6-10-14



Katie E. Hickok  
Printed Name: Katie Hickok  
Notary Public in and for the State of Washington  
Residing at , Mt Vernon  
My appointment expires: 1/07/2015

Exhibit A

**EXCEPTIONS:**

A. Reservations contained in Deed from the State of Washington recorded under Auditor's File No. 189839, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Dated: April 14, 1993  
Recorded: April 20, 1993  
Auditor's No: 9304200097  
Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Area Affected:

**Easement No. 1:** All street and road right-of-ways as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

**Easement No. 2:** A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Deer Ridge Addition  
Recorded: December 15, 1993  
Auditor's No: 9312150001

D. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: February 3, 1994  
Recorded: February 4, 1994  
Auditor's No: 9402040085  
Executed by: Ivan J. Starr and Jaelene F. Starr, husband and wife

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY INSTRUMENT:

Declaration Dated: June 15, 1994  
Recorded: June 27, 1994  
Auditor's No: 9406270134

Guardian Northwest Title and Escrow, Agent for  
First American Title Insurance Company



201406110060

Skagit County Auditor

\$73.00

6/11/2014 Page

2 of

2 10:34AM