



201406110090

When recorded return to:

Matthew J. Blanton and Maria L. Blanton, husband
and wife
23122 Buchanan Street
Mount Vernon, WA 98273

Skagit County Auditor

\$75.00

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4 2:51PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

4100 194th St. SW #230
Lynnwood, WA 98036

Escrow No.: 500014226

CHICAGO TITLE
620021019

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeret M. Garcia and Donna R. Garcia, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Matthew J. Blanton and Maria L. Blanton, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

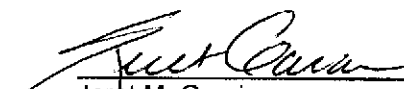

Lot(s): LOT 13 Block: BLK 4 BINGHAM ACREAGE

Tax Parcel Number(s): P62208 / 3864-004-013-0006

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: June 6, 2014


Jeret M. Garcia

Donna R. Garcia

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20142026
JUN 11 2014

Amount Paid \$ 7498.80
Skagit Co. Treasurer
By HB Deputy

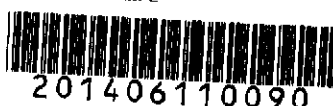
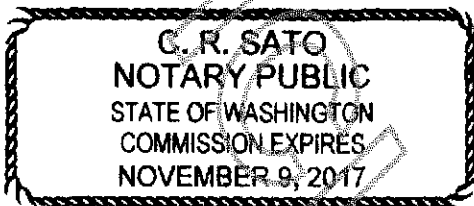
STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Jeret M. Garcia and Donna R. Garcia are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 9 2014

[Signature]
Name: C. R. SATO
Notary Public in and for the State of WA
Residing at: Cummins
My appointment expires: Nov 9th 2017



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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P62208 / 3864-004-013-0006

PARCEL A:

Lot 13, Block 4, BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington;

ALSO TOGETHER WITH the North Half of that certain 40 foot unopened County right-of-way as vacated by Order Vacating County right-of-way recorded November 15, 2001, under Auditor's File No. 200111150009, records of Skagit County, Washington, adjacent thereto, which would attach to said premises by operation of law.

Situated in Skagit County, Washington

PARCEL B:

A non-exclusive easement for ingress, egress and utilities as granted in Declaration of Easement recorded June 14, 2000, under Auditor's File No. 200006140193, records of Skagit County, Washington.

Situated in Skagit County, Washington

Parcel C:

A non-exclusive easement for construction, installation, repair and maintenance of a septic drainfield as granted in easement recorded May 30, 2004, under Auditor's File No. 200305300244, records of Skagit County, Washington.

Situate in Skagit County, Washington



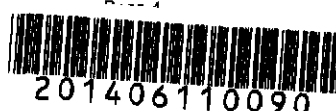
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EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: June 15, 2000
Auditor's No(s): 200006150112, records of Skagit County, Washington
In favor of: Adjacent lot owners
For: Ingress, egress, utilities and drainage
Affects: Various portions of said premises

Said instrument is a re-recording of instrument (s);
Recorded: June 14, 2000
Auditor's File No(s): 200006140193, records of Skagit County, Washington

2. Public and private easements, if any, over vacated portion of said premises.
3. Terms and conditions of the easements set forth in Parcel B & C of Exhibit "A".
4. City, county or local improvement district assessments, if any.



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