

When recorded return to:
Enrique Verdin and Monica Verdin-Mendez
931 East Sharon Ave
Burlington, WA 98233

201412290316
Skagit County Auditor \$75.00
12/29/2014 Page 1 of 4 3:39PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

8118 Guide-Meridian
Lynden, WA 98264

Escrow No.: 245369759

CHICAGO TITLE
020022740

STATUTORY WARRANTY DEED

THE GRANTOR(S) John E. Baldwin and Erin D. Baldwin, each as their separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration

in hand paid, conveys, and warrants to Enrique Verdin and Monica Verdin-Mendez, 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): PTN LOTS 13-15 Block: 124 FIRST ADD TO BURLINGTON

Tax Parcel Number(s): P112983 and 4077-124-015-0200

Subject to: SEE ATTACHED EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20144946
DEC 29 2014

Amount Paid \$ 5,345.00
Skagit Co. Treasurer
By *Mmm* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: December 19, 2014

John E. Baldwin
John E. Baldwin

Erin D. Baldwin
Erin D. Baldwin

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that John E. Baldwin is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12/29/2014



Deborah K. Flick
Name: DEBORAH K. FLICK
Notary Public in and for the State of WA
Residing at: Trinity WA
My appointment expires: 8/19/18

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Erin D. Baldwin is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12/29/2014



Deborah K. Flick
Name: DEBORAH K. FLICK
Notary Public in and for the State of WA
Residing at: Trinity WA
My appointment expires: 8/19/18



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EXHIBIT "A"
Legal Description

That portion of Lots 13, 14 and 15, Block 124, FIRST ADDITION TO BURLINGTON, according to the plat thereof recorded in Volume 3, page 11, records of Skagit County, Washington, according to survey thereof recorded in Volume 12 of Surveys, at page 176, under Auditor's File No. 9205150049, records of Skagit County, Washington, made part hereof, more particularly described as follows:

Beginning at the Southwest corner of the East 90 feet of said Lots 13, 14 and 15;
Thence North 87°43'36" West a distance of 30.00 feet, along the South line of said Lot 15 to the true point of beginning;
Thence North 87°43'36" West a distance of 182.14 feet, more or less, to the Southwest corner of said Lot 15;
Thence North 01°23'39" East a distance of 73.61 feet along the West line of said Lot 15, to the Southwest corner of the lands conveyed to Pablo and Diana Zavala, in Volume 114 of Deeds, page 480, records of Skagit County, Washington;
Thence North 46°57'20" East a distance of 132.00 feet along the Southeast line of said Zavala Tract;
Thence South 26°06'06" East a distance of 190.32 feet, more or less, to the true point of beginning.

Situated in Skagit County, Washington



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Skagit County Auditor

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\$75.00

EXHIBIT B

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SURVEY:

Recording No: 9205150049

Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: February 21, 1996

Auditor's No.: 9602210100 and 9602210098, records of Skagit County, Washington

Executed By: George V. Clark and Grace M. Clark, husband and wife

As Follows: The above described property will be combined or aggregated with contiguous property owned by the grantee. The lot boundary adjustment is not for the purposes of creating an additional lot.

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: October 31, 1997

Auditor's No.: 9710310070, records of Skagit County, Washington

In favor of: Puget Sound Power and Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: An easement area ten (10) feet in width having five (5) feet of such width on each side of the centerline of Grantee's facilities located as constructed or to be constructed, extended or relocated on the above described property

As to any portion of said land now, formerly or in the future covered by water. Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.



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