



201502060038

When recorded return to:  
Antonio Cisneros Jimenez and Yesenia Delgado  
Garcia  
901 S. 25th Street  
Mount Vernon, WA 98274

Skagit County Auditor \$75.00  
2/6/2015 Page 1 of 4 9:09AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620023111

CHICAGO TITLE  
620023111

STATUTORY WARRANTY DEED

THE GRANTOR(S) William M. Lundquist and Anne Lundquist, 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 Antonio Cisneros Jimenez and Yesenia Delgado Garcia,  
husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 19, "Loveless First Addition", according to the plat thereof, recorded in Volume 14 of Plats,  
Pages 42 and 43, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P83364 / 4492-000-019-0006

Subject to:

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

Dated: February 2, 2015

William M. Lundquist

Anne Lundquist

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2015373  
FEB 06 2015

Amount Paid \$ 3031.<sup>00</sup>  
Skagit Co. Treasurer  
By Deputy

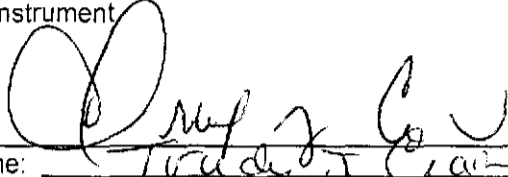
STATUTORY WARRANTY DEED

(continued)

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
William M. Lundquist and Anne Lundquist  
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 this instrument

Dated: 2-4-15



Name: Trudy J. Crain  
Notary Public in and for the State of Wash.  
Residing at: Skagit  
My appointment expires: 1-19-19

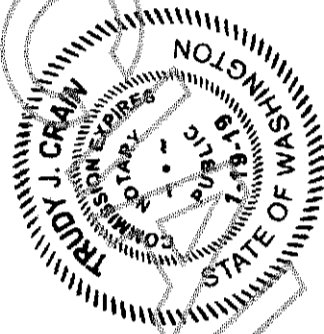


EXHIBIT "A"  
Exceptions

1. 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 LOVELESS FIRST ADDITION:

Recording No: 8709230006

2. An easement affecting the portion of said premises and for the purposes stated herein and incidental purposes with easement also contains the following recital and covenant:

Grantee shall have the right to remove any trees or parts of trees or other vegetation or natural obstructions within said right-of-way, and may level grade and re-grade said right-of-way as may appear to grantee to be necessary for the construction, operation and maintenance of said facilities. The grantor shall not construct or maintain any building or other structure on the right-of-way

For: Electric transmission line  
In Favor Of: Puget Sound Power and Light Company  
Recorded: March 18, 1987  
Auditor's File No.: 8703180039, records of Skagit County, Washington  
Affects: Exterior 7 feet parallel with and adjoining the street frontage

3. Agreement, including the terms and conditions thereof, entered into;  
By: Carl H. Hanson and Johannah C. Hanson, husband and wife  
And Between: Kerr-Belmark Construction Company  
Recorded: July 12, 1977  
Auditor's No.: 860341, records of Skagit County, Washington  
Providing: Agreement to grant easement for sewer line to connect Hanson residence to nearest sewer line  
Affects: Said premises and other property

4. Covenants, waiver and indemnity contained in instrument;  
Recorded: October 31, 1988  
Auditor's No.: 8810310078, records of Skagit County, Washington  
Executed By: Dujardin Development Company  
As Follows: The owner of the property hereby waives and alienates all rights to a mobile home subdivision on the property. The owner shall save, indemnify and hold harmless the City of Mt. Vernon from any action whatsoever of any kind, whether pending or in perpetuity, for this action.

5. Covenant and obligation contained in deed;  
Executed By: Belmark Industries, a Washington general partnership  
In Favor Of: L & G Investments, Inc., a Washington corporation  
Dated: May 15, 1986  
Recorded: May 22, 1986  
Auditor's File No.: 8605220047, records of Skagit County, Washington  
As Follows: Purchaser agrees to grant seller an easement of suitable width and in a suitable location to allow the installation and maintenance of a sewer line to connect seller's residence to the nearest sewer line

Said instrument is a re-recording of instrument (s);  
Recorded: May 16, 1986  
Auditor's File No(s): 8605160029, records of Skagit County, Washington

6. Agreement, including the terms and conditions thereof, entered into;  
By: City of Mount Vernon  
And Between: Dujardin Development  
Recorded: March 15, 1989  
Auditor's No.: 8903150050, records of Skagit County, Washington  
Providing: Standard Participation Contract for sewer connection



**EXHIBIT "A"**

Exceptions  
(continued)

7. Assessments, if any, levied by City of Mount Vernon.
8. City, county or local improvement district assessments, if any.

