

201502060084 \$74.00
Skagit County Auditor
2/6/2015 Page 1 of 3 11:22AM

When recorded return to:
Luz V Perez
2201 Monica Drive
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620022735

CHICAGO TITLE
620022735

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jackie W Hutcheson and Margarita I Hutcheson, 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 Luz V Perez, an unmarried individual

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

Lot 1, PLAT OF RIVERVIEW , according to the plat thereof, recorded in Volume 11 of Plats, page
12, records of Skagit County, Washington.

Situated in Skagit County, Washington


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

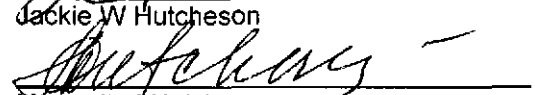
Tax Parcel Number(s): P78748 / 4226-000-001-0009

Subject to:

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


Dated: February 5, 2015



Jackie W Hutcheson


Margarita I Hutcheson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 380
FEB 06 2015

Amount Paid \$ 2675.00
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED

(continued)

State of WA

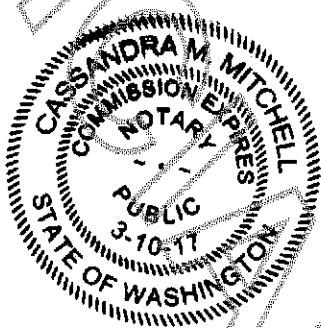
County Skagit of Skagit

I certify that I know or have satisfactory evidence that

Jackie W Hutcherson and Margarita J Hutcherson
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: 2-6-15

Cassandra Mitchell
Name: Cassandra M Mitchell
Notary Public in and for the State of WA
Residing at: MT Vernon, WA
My appointment expires: 3-10-17



201502060084

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 PLAT OF RIVERVIEW:

Recording No: 817859

2. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: October 28, 1975

Auditor's No(s): 825399, records of Skagit County, Washington

Executed By: Myron J. Thomas, et ux, et al

3. Covenants, conditions, and restrictions contained in instrument(s), 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: May 17, 1976

Auditor's No(s): 835064, records of Skagit County, Washington

Executed By: Myron J. Thomas, et al

As Follows: The purchaser and his assigns agree to maintain planting and screening easements, as set forth in the Protective Covenants recorded October 28, 1975, under Auditor's File No. 825399, records of Skagit County, Washington

4. Assessments, if any, levied by City of Mount Vernon.

5. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.



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