



When recorded return to:
Ramiro S. Becerra and Amanda Becerra
18857 Routon Lane
Burlington, WA 98233

Skagit County Auditor \$75.00
2/12/2015 Page 1 of 4 1:36PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620023064

CHICAGO TITLE
620023064

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael D. Moree, a single man, as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Ramiro Serrano Becerra and Amanda Becerra, a married
couple

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): B SKAGIT COUNTY SHORT PLAT NO. 15-88 AND PTN SE SE, 07-36-04

Tax Parcel Number(s): P49013, 360407-4-013-0408

Subject to:

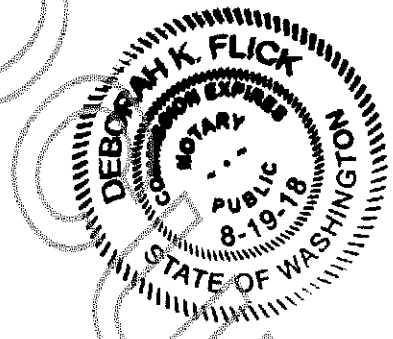
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: February 10, 2015

Michael D. Moree
Michael D. Moree

State of Washington

County of Skagit



I certify that I know or have satisfactory evidence that Michael D. Moree is/are the person(s) who
appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument
and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in
this instrument.

Dated: 2/11/15

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015424
FEB 12 2015

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

Amount Paid \$ 4401.60
Skagit Co. Treasurer
By man Deputy

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P49013 and 360407-4-013-0408

PARCEL A:

Tract B, SKAGIT COUNTY SHORT PLAT NO. 15-88, approved July 12, 1988, recorded July 13, 1988 in Volume 8 of Short Plats, page 52, under Auditor's File No. 8807130023, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

That portion of the Southeast 1/4 of the Southeast 1/4 of Section 7, Township 36 North, Range 4 East, W.M., lying North of Silver Creek as it existed on July 20, 1967, and lying South of Park Road as shown in the "Plat of Alger, Skagit County, Washington," as per plat recorded in Volume 4 of Plats, Page 9, Records of Skagit County, Washington, and lying Westerly of the East line of Tract "B" of Short Plat No. 15-88, approved July 12, 1988, recorded July 13, 1988, in Volume 8 of Short Plats, Page 52, under Auditor's File No. 8807130023, Records of Skagit County, Washington, extended Northerly to the South line of said Park Road.

EXCEPT that portion thereof, if any, lying within that certain tract described in Warranty Deed from R.A. and Lula Darnell to Oscar Clinton and recorded under Auditor's File No. 428976.

Situated in Skagit County, Washington.

PARCEL C:

A non-exclusive easement for ingress and egress established of record by Auditor's File No. 877491, records of Skagit County, Washington.

AND a non-exclusive easement for ingress, egress and utilities over, under and across that portion shown as Routon Lane on the face of SHORT PLAT NO. 15-88, approved July 12, 1988, recorded July 13, 1988 in Volume 8 of Short Plats, page 52, under Auditor's File No. 8807130023, records of Skagit County, Washington.

Situated in Skagit County, Washington



EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Lanny Routon and Elaine Routon, husband and wife
Purpose: Ingress and egress
Recording Date: April 14, 1978
Recording No.: 877491
Affects: Portion of said premises

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 23, 1977
Auditor's No(s): 865371, 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

3. Easement, including the terms and conditions thereof, established by instrument;
Recorded: October 16, 1996
Auditor's No.: 9610160079, records of Skagit County, Washington
Benefits: Olive Routon, Lanny Routon and Elaine Routon husband and wife, Jeffrey Routon and Julie Routon, husband and wife and Kevin Routon
For: Ingress, egress and utilities
Affects: Routon Lane, as defined on Short Plat No. 15-88

Said easement contains, among other things, provisions for maintenance by this common users.

4. Agreement, including the terms and conditions thereof, entered into;
By and Between: Olive Routon, Lanny Routon and Elaine Routon, husband and wife, Jeffrey Routon and Julie Routon and Kevin Routon
Recorded: October 16, 1996
Auditor's No.: 9610160078, records of Skagit County, Washington
Providing: Well and Water Agreement

5. 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 SKAGIT COUNTY SHORT PLAT NO. 15-88:

Recording No: 8807130023

6. 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: June 17, 1988 and June 23, 1988
Auditor's Nos.: 8806170005 and 8806230064, records of Skagit County, Washington
As Follows: Regarding usage/protection of water well

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Olive H. Routon
Purpose: Ingress, egress and utilities
Recording Date: July 15, 1988
Recording No.: 8807150056

8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: October 16, 1996
Auditor's No(s): 9610160078, records of Skagit County, Washington



EXHIBIT "B"

Exceptions
(continued)

Imposed By: Olive Routon, Lanny Routon and Elaine Routon, husband and wife, Jeffrey Routon and Julie Routon, husband and wife, and Kevin Routon

9. Terms and conditions of Boundary Line Adjustment Quit Claim Deed

Recording Date: November 12, 2009

Recording No.: 200911120081

As Follows:

"The property owned by Grantor is legally described in Exhibit A. The parties desire to aggregate said parcel in Exhibit A to the parcels more specifically described in Exhibit B attached hereto. The resulting legal descriptions are shown in Exhibit C. This boundary adjustment is not for the purposes of creating an additional building lot."

10. 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.

11. Notice contained in deed

Recording Date: October 17, 2013

Recording No.: 201310170093

Regarding: Skagit County Right to Farm Ordinance

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

13. Liability to future assessments, if any, levied by As disclosed in Well and Water Agreement recorded October 16, 1996, under Auditor's File No. 9610160078, records of Skagit County, Washington.

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.

