

When recorded return to:
Claudia R. Minchez and Fidel Vargas
2402 South 18th Street
Mount Vernon, WA 98274



Skagit County Auditor 1 of 211:58AM
2/20/2015 Page 1 of 211:58AM \$73.00

Filed for record at the request of:

 **CHICAGO TITLE**
COMPANY OF WASHINGTON
425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620023142

CHICAGO TITLE
620023142

STATUTORY WARRANTY DEED

THE GRANTOR(S) David T. Jahns and Wendy V. Jahns, who acquired title as Wendy V. Minchez, each as their 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 Claudia R. Minchez and Fidel Vargas, wife and husband the following described real estate, situated in the County of Skagit, State of Washington:

Lot 42, "SKAGIT VIEW ESTATES" recorded November 15, 2002, under Auditor's File No. 200211150098, records of Skagit County, Washington;

Situated in Skagit County, Washington.

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

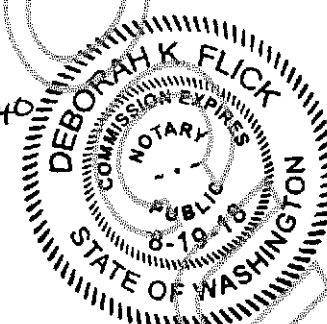
Tax Parcel Number(s): P119855 / 4805-000-042-0000

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

Dated: February 18, 2015 ²⁰¹⁵⁵⁰⁵ SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

FEB 20 2015

David T. Jahns
Wendy V. Jahns
By Wendy V. Jahns Skagit Co. Treasurer Deputy
Amount Paid \$ 3,885.40



State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that David T. Jahns and Wendy V. Jahns 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: 2/19/15

Deborah K. Flick
Name: DEBORAH K. FLICK
Notary Public in and for the State of WA
Residing at: Arbuton WA
My appointment expires: 3/9/18

EXHIBIT "A"
Exceptions

1. Reservation in favor of Hamilton Farm and Timber Company to drain an adjacent tract into ditch, as disclosed by deed recorded November 25, 1933 under Auditor's File No. 259092.
2. Reservations and Restrictions set forth in instruments recorded under Auditor's File No. 667911 and 67912,
3. Easement for ingress, egress and utilities reserved by Alfred J. Gritz, as disclosed by deed recorded April 13, 1965 under Auditor's File No. 666097.
Affects: Said premises and other property
4. Terms and conditions set forth in special use permit for a storm water detention pond, and recorded August 12, 1996 under Auditor's File No. 9608120096.
5. Agreement, including the terms and conditions thereof, entered into;
By: City of Mount Vernon
And Between: Gretchen D. Mattison, as Trustee of the Gretchen D. Mattison Trust
Recorded: March 12, 1997
Auditor's No.: 9703120087, records of Skagit County, Washington
Providing: Utility and Access Easement Agreement
6. Agreement, including the terms and conditions thereof, entered into;
By: City of Mount Vernon
And Between: Gretchen D. Mattison as Trustee of the Gretchen D. Mattison Trust
Recorded: March 12, 1997
Auditor's No.: 9703120088, records of Skagit County, Washington
Providing: City of Mount Vernon Annexation for Agreement
7. 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 VIEW ESTATES:

Recording No: 200211150098
8. Covenants, conditions, and restrictions contained in declaration(s) of restriction, 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: November 14, 2002
Auditor's No(s): 200211140201, records of Skagit County, Washington
Executed By: Mount Vernon Pacific West
9. Easement, including the terms and conditions thereof, granted by instrument
Recorded: March 13, 2002
Auditor's No.: 200203190104, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
10. Assessments, if any, levied by City of Mount Vernon.
11. 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 second half delinquent if unpaid on November 1 of the tax year.

