

When recorded return to:
Lorenzo Ramos Cervantes and Silveria Flores
Lopez
401 Cabe Lane
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620023781

CHICAGO TITLE
620023781

201505080106
Skagit County Auditor
5/8/2015 Page 1 of 4 \$75.00
3:43PM

STATUTORY WARRANTY DEED

THE GRANTOR(S) Samuel E. Bailey and Michele Bailey, 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 Lorenzo Ramos Cervantes and Silveria Flores Lopez, 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): C SEDRO WOOLLEY SHORT PLAT NO. SW-06-00 Tax/Map ID(s):

Tax Parcel Number(s): P118018 / 4169-001-016-0300

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

Dated: May 7, 2015

Samuel E. Bailey

Michele Bailey

20151622
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 08 2015

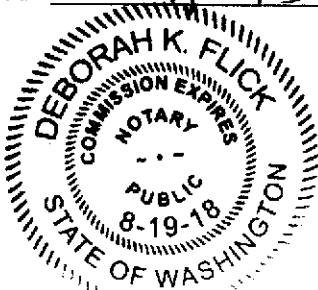
Amount Paid \$ 3120.00
By Skagit Co. Treasurer Deputy

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Samuel E. Bailey and Michele Bailey (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: 5/7/2015



Name: DEBORAH K. FLICK

Notary Public in and for the State of WA

Residing at: Sedro Woolley

My appointment expires: 8/19/18

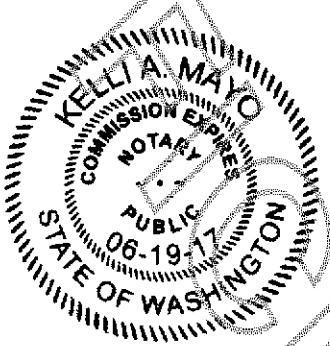
STATUTORY WARRANTY DEED
(continued)

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that ~~Samuel E. Bailey~~ ^{KN} and Michelle Bailey 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: 5/8/15





Name: Kelli A. Mayo
Notary Public in and for the State of WA
Residing at: Sebo Woolley
My appointment expires: 6/19/17

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P118018 / 4169-001-016-0300

PARCEL A:

Lot C of SEDRO WOOLLEY SHORT PLAT NO. SW-06-00, approved March 21, 2001, recorded March 21, 2001, under Auditor's File No. 200103210062, being a portion of Lot 16, Block 1, "ROSEDALE GARDEN TRACTS OF SEDRO-WOOLLEY", as per plat recorded in Volume 3 of Plats, page 52, records of Skagit County, Washington;

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for ingress, egress and utilities over, under and through Cabe Lane, as shown on the face of SEDRO WOOLLEY SHORT PLAT NO. SW-06-00, approved March 21, 2001, recorded March 21, 2001, under Auditor's File No. 200103210062, being a portion of Lot 16, Block 1, "ROSEDALE GARDEN TRACTS OF SEDRO-WOOLLEY", as per plat recorded in Volume 3 of Plats, page 52, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Agreement for private road and drainage facilities among adjacent property owners recorded March 21, 2001, under Auditor's File No. 200103210061, records of Skagit County, Washington.
2. 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 SEDRO WOOLLEY SHORT PLAT NO. SW-06-00:

Recording No: 200103210062

3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: March 21, 2001

Recording No.: 200103210062

Matters shown: Possible encroachment of a fence onto the property adjacent to the West by an undisclosed amount

4. Modification of Easement and the terms and conditions thereof:

Recording Date: March 21, 2014

Recording No.: 201403210042

Regarding: Drainage easement

5. Assessments, if any, levied by City of Sedro-Woolley.
6. 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