

When recorded return to:  
Jose M. Cardenas Lozoya and Martha Ibarra Macias  
1226 Riverside Drive  
Mount Vernon, WA 98273

Recorded at the request of:  
Guardian Northwest Title  
File Number: 109403

201505290062  
Skagit County Auditor  
5/29/2015 Page 1 of 2 10:45AM \$73.00

### Statutory Warranty Deed

109403  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR William D. Nelson, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jose M. Cardenas Lozoya and Martha Ibarra Macias, the following described real estate, situated in the County of Skagit, State of Washington Husband and wife

Abbreviated Legal:  
Tracts 5 - 8 and 15 - 20, Memorial Highway Tracts

Tax Parcel Number(s): P67449, 3955-000-008-0001, P67448, 3955-000-006-0003, P67454, 3955-000-020-0005

Tracts 5, 6, 7, 8, 15, 16, 17, 18, 19 and 20 of Memorial Highway Tracts, as per plat recorded in Volume 5 of Plats, page 35, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 5/29/2015

William D. Nelson  
William D. Nelson

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20151938  
MAY 29 2015

Amount Paid \$8905  
Skagit Co. Treasurer  
By man Deputy

STATE OF Washington  
COUNTY OF Skagit } SS:

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

Date: 5-28-15



Katie Hickok  
Printed Name: Katie Hickok  
Notary Public in and for the State of Washington  
Residing at Hillman  
My appointment expires: 1/07/2019

Exhibit A

**EXCEPTIONS:**

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Memorial Highway Tracts  
Recorded: May 31, 1946  
Auditor's No.: 392048

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey  
Recorded: December 14, 1999  
Auditor's No.: 9912140079