



201506050079

Skagit County Auditor

\$73.00

6/5/2015 Page

1 of

2 11:57AM

When recorded return to:

Alejandro Martinez
1120 South 21st Street
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.: 620024125

CHICAGO TITLE

U20024125

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joshua James Lundquist and Sheena M. Lundquist, 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 Alejandro Martinez, a single man

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

Tract B of CITY OF MOUNT VERNON SHORT PLAT NO. MV-6-90, as approved June 18, 1990,
and recorded June 22, 1990, in Volume 9 of Short Plats, pages 232 and 233, under Auditor's File
No. 9006220012, records of Skagit County, Washington; being a portion of the Southeast Quarter
of the Southeast Quarter of Section 20, Township 34 North, Range 4 East of the Willamette
Meridian and a portion of Lot 10, Block 1, Albert Balch's Wedgwood Addition, according to the plat
thereof recorded in Volume 7 of Plats, page 24, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P96021, 340420-0-009-0102 and P96023, 3766-001-010-0202,

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620024125, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

2015 2059
**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Dated: June 2, 2015

Joshua James Lundquist
Joshua James Lundquist

JUN 05 2015

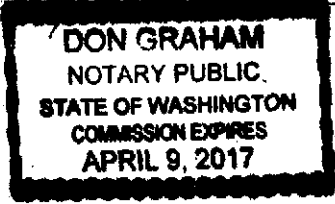
Amount Paid \$ 34.93
By MF Skagit Co. Treasurer Deputy

Sheena M. Lundquist
Sheena M. Lundquist

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that Joshua James Lundquist
AND Sheena M. Lundquist
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: June 4, 2015



Don Graham
Name: Don Graham
Notary Public in and for the State of WA
Residing at: Bethell, WA
My appointment expires: 4-9-17

SCHEDULE "B"
Special Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
Auditor's No.: 512247, records of Skagit County, Washington
In favor of: City of Mount Vernon
For: Sewer pipe with right to enter said premises for repair and renewal
Affects: That portion of said premises, if any, lying in the North 2 feet of the West 70 feet of Lot 10, Albert Balch's Wedgwood, An Addition to Mount Vernon, according to the plat thereof recorded in Volume 7 of Plats, page 24, records of Skagit County, Washington.
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 3, 1971
Auditor's No(s): 757660, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The West 7 feet of the subject property
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 2, 1990
Auditor's No(s): 9011020051, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The exterior 10 feet of said premises
4. Encroachment onto the East portion of said premises by a 20 foot gravel driveway appurtenant to property adjoining on the East, approximately 2.5 feet at the Southeast corner of said premises.
5. Covenants, conditions, easements and restrictions contained in declaration 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: February 3, 1955
Auditor's No.: 512718, records of Skagit County, Washington
6. Assessments, if any, levied by City of Mount Vernon.
7. City, county or local improvement district assessments, if any.
8. 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.