



When recorded return to:  
Oscar Morales-Rivera  
18401 Andis Lane  
Burlington, WA 98233

Skagit County Auditor \$73.00  
7/24/2015 Page 1 of 2 1:36PM

Filed for record at the request of:



425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620024415

**CHICAGO TITLE**  
**620024415**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Justin Ward and April Hall, 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 Oscar Morales-Rivera, an unmarried man, as his separate  
property

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

Lot 5, "Green Acres Estates", according to the plat thereof, recorded in Volume 11 of Plats, Pages  
53 and 54, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P79698, 4349-000-005-0007

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620024415, Schedule B, Special Exceptions, which are attached hereto  
and made a part hereof.

Dated: July 22, 2015

Justin Ward

April Hall

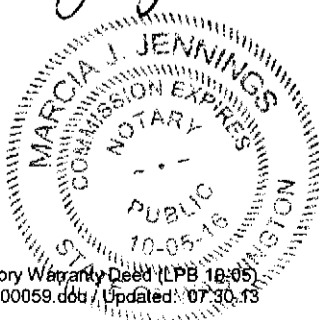
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015 2889  
JUL 24 2015

Amount Paid \$ 4597.<sup>40</sup>  
Skagit Co. Treasurer  
By *mm* Deputy

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Justin Ward and April Hall  
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: July 22, 2015



*Marcia J. Jennings*  
Name: Marcia J. Jennings  
Notary Public in and for the State of WA  
Residing at: Sedro-Woolley  
My appointment expires: 10/5/2016

## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. 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 **GREEN ACRES ESTATES:**

Recording No: 849092

2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: January 12, 1977  
Recording No.: 849090

3. 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.