

When recorded return to:
Amado Covarrubias and Soccoro Covarrubias
204 N LaVenture Road
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title
File Number: 109831

201508270138
Skagit County Auditor
8/27/2015 Page 1 of 2 3:31PM \$73.00

Statutory Warranty Deed

109831-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Richard J. Kyle and Eldeen M. Kyle, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Amado Covarrubias and Soccoro Covarrubias, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 9 Purcell's Tracts

Tax Parcel Number(s): P54870, 3770-000-009-0003

Tract 9, "ASSESSORS PLAT OF PURCELL'S TRACTS," as per plat recorded in Volume 9 of Plats, page 105, records of Skagit County, Washington.

EXCEPT the West 10 feet of said Tract 9, as conveyed to the City of Mount Vernon, by deed recorded August 4, 1987, under Auditor's File No. 8708040056, 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 8-26-15
Richard Kyle

Eldeen Kyle

STATE OF Washington }
COUNTY OF Skagit } SS:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20153424
AUG 27 2015
Amount Paid \$3,022.10
Skagit Co. Treasurer
By MGA Deputy

I certify that I know or have satisfactory evidence that Richard Kyle and Eldeen Kyle, 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: 8-26-15



Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Mt Vernon
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: Assessor's Plat of Purcell's Tracts
Recorded: September 1, 1970
Auditor's No.: 743016

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: March 20, 1991
Recorded: April 5, 1991
Auditor's No.: 9104050074
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way
Location: West 10 feet to the above-described property