

When recorded return to:

Josue Torres
308 N. 23rd Street
Mount Vernon, WA 98273



201509280219

Skagit County Auditor

\$74.00

9/28/2015 Page

1 of

3 3:50PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620024857

CHICAGO TITLE

620024857

STATUTORY WARRANTY DEED

THE GRANTOR(S) Christopher J. Hagedorn, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Josue Torres, a single person

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

Lot 27, PLAT OF LOGAN CREEK P.U.D., according to the plat thereof, recorded in Volume 12 of Plats, page 56 and 57, records of Skagit County, Washington.

EXCEPT the Northerly 2.10 feet;

TOGETHER WITH the Northerly 5.57 feet of Lot 26, PLAT OF LOGAN CREEK P.U.D.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P81404 / 4397-000-027-0002

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620024857, Schedule B, Special Exceptions, which are attached hereto and made a part hereof.

Dated: September 22, 2015

Christopher J. Hagedorn

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 39 37
SEP 28 2015

Amount Paid \$4099.00
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

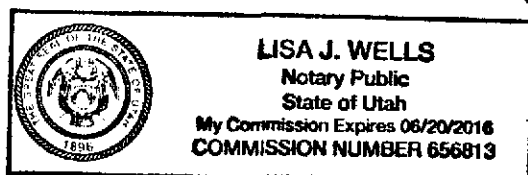
STATE of Utah

Hanksville of Wayne County

I certify that I know or have satisfactory evidence that

Christopher Hagedorn
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: 9/24/2015



Lisa J. Wells
Name: Lisa J. Wells
Notary Public in and for the State of: Utah
Residing at: Hanksville
My appointment expires: 6/20/2016

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 **LOGAN CREEK P.U.D.:**

Recording No: 7905020014

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Mount Vernon

Purpose: Sewer line

Recording Date: October 15, 1974

Recording No.: 808876

Affects: The exact location and extent of said easement is undisclosed of record

3. 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: October 24, 1980

Recording No.: 8010240039

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 17, 1984 and March 11, 1986

Recording No.: 8405170054 and 8603110028

4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Recording Date: October 24, 1980

Recording No.: 8010240039 and any amendments

5. City, county or local improvement district assessments, if any.

6. Assessments, if any, levied by City of Mount Vernon.

7. Assessments, dues and charges, if any, levied by Logan Creek Homeowners Association.

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.