

When recorded return to:

Mr. and Mrs. Felipe Garcia  
P.O. Box 625,  
Mount Vernon, WA 98273



Skagit County Auditor \$73.00  
10/5/2015 Page 1 of 2 9:11AM

Filed for Record at Request of  
**Land Title and Escrow**  
Escrow Number: 153475-SE ✓

Grantor: Christian Magaly Torres  
Grantee: Felipe Garcia and Marina Garcia

**Land Title and Escrow**

### Statutory Warranty Deed

THE GRANTOR CHRISTIAN MAGALY TORRES, WHO ACQUIRED TITLE AS CHRISTIAN M. PEREZ as her separate property (married) \*\* for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MARINA GARCIA AND FELIPE GARCIA, WIFE AND HUSBAND, the following described real estate, situated in the County of Skagit, State of Washington:

\*\* NOT GRANTOR'S PRIMARY RESIDENCE

56 MG

Abbreviated Legal: Lot 42 & Ptn Lots 43 & 44, Widnor Drive Aka Parcel B, Survey 200101310082.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 3771-000-042-0000, P117946

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 153475-SE.

Dated October 2, 2015

Christian Magaly Torres

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2015 4D62

OCT 05 2015

Amount Paid \$1037.40  
Skagit Co. Treasurer  
By MG Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Christian Magaly Torres** the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10/2/15



Notary Public in and for the State of Washington

Residing at La Chere

My appointment expires: 6/28/16

EXHIBIT "A"

Lot 42, and those portions of Lots 43 and 44, "WIDNOR DRIVE," as per plat recorded in Volume 9 of Plats, page 104, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 44, Plat of "WIDNOR DRIVE";  
thence South 1°02'50" West 41.50 feet along the East lines of said Lot 44 to the true point of beginning;  
thence continue South 1°02'50" West 91.50 feet along the East line of Lots 44 and 43, to the Southeast corner of said Lot 43;  
thence North 88°13'06" West 103.76 feet along the South line of said Lot 43 to the Southwesterly corner thereof;  
thence North 1°02'50" East 21.00 feet along the Westerly line of said Lot 43;  
thence South 88°13'06" East 83.76 feet parallel with said South line of Lot 43;  
thence North 1°02'50" East 70.50 feet parallel with the East line of said Lots 43 and 44 to a point bearing North 88°13'06" West from the true point of beginning;  
thence South 88°13'06" West from the true point of beginning;  
thence South 88°13'06" East 20.00 feet parallel with the South line of said Lot 43 to the true point of beginning;

TOGETHER WITH a non-exclusive, mutually beneficial easement for ingress, egress, utilities, landscaping, fencing, as well as personal enjoyment over, under and across a portion of Lots 43 and 44 said Plat of "WIDNOR DRIVE", also being a portion of Parcel "B", as shown on that certain City of Mount Vernon Boundary Line Adjustment Survey map recorded under Skagit County Auditor's File No. 200101310082 and being more particularly described as follows:

Beginning at the Northeast corner of said Lot 44, Plat of "WIDNOR DRIVE";  
thence South 1°02'50" West 41.50 feet along the East line of said Lot 44 to the true point of beginning;  
thence North 88°13'06" West 20.00 feet, parallel with the North line of said Lot 44;  
thence South 1°02'50" West 70.50 feet;  
thence South 88°13'06" East 20.00 feet to the East line of said Lot 43, Plat of "WIDNOR DRIVE" at a point bearing South 1°02'50" West from the true point of beginning;  
thence North 1°02'50" East 70.50 feet along East line of said Lots 43 and 44 to the true point of beginning.

(Also known as Parcel "B" of Survey approved by City of Mount Vernon January 18, 2001, and recorded January 31, 2001, under Auditor's File No. 200101310082.)

Situate in the City of Mount Vernon, County of Skagit, State of Washington.