

When recorded return to:

Marc T. Garcia and Belinda C. Garcia
P.O. Box 291934
Los Angeles, CA 90029



201510090086

Skagit County Auditor

10/9/2015 Page

1 of

3 1:54PM

\$75.00

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St.
Mount Vernon, WA 98273

Escrow No.: 620025248

CHICAGO TITLE

620025248

STATUTORY WARRANTY DEED

THE GRANTOR(S) Duane B. Gardner and Jacquelyn M. Gardner, 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 Marc T. Garcia and Belinda C. Garcia, a married couple as community property with right of survivorship

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

That portion of the Northeast Quarter of the Northwest Quarter of Section 27, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the East line of the Snee-Oosh County Road and the South line of said Northeast Quarter of the Northwest Quarter, said point being the Northwest corner of Lot 2, REPLAT OF ASSESSOR'S PLAT OF ASHLAND ADDITION, DIVISION NUMBER 1, according to the plat thereof recorded in Volume 13 of Plats, page 1, records of Skagit County, Washington, being a replat of that certain plat recorded in Volume 10 of Plats, page 44;
thence East along the South line of the subdivision, a distance of 400 feet to the Northeast corner of said Lot 2;
thence North, parallel to the East line of said County road, a distance of 100 feet to the Southeast corner of Lot 3, Replat of Assessor's Plat of Ashland Addition, Division Number 1, according to the plat thereof recorded in Volume 13 of Plats, page 1, records of Skagit County, Washington;
thence West, parallel to the South line of said subdivision, a distance of 400 feet to the East line of the County Road, said point also being the Southwest corner of said Lot 3;
thence South along the East line of said road 100 feet to the point of beginning;

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P20798 / 340227-2-002-0001,

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 6200 25248, Schedule B, Special Exceptions, which are attached hereto and made a part hereof.

Dated: October 6, 2015

Duane B. Gardner

Jacquelyn M. Gardner

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20154140

OCT 09 2015

Amount Paid \$ 4631.22
Skagit Co. Treasurer
By *mm* Deputy

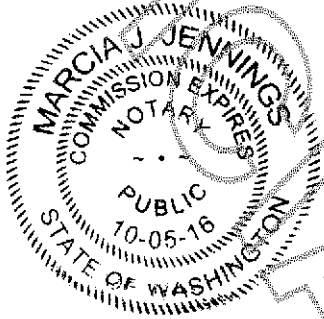
STATUTORY WARRANTY DEED
(continued)

State of Washington
County Skagit of Skagit

I certify that I know or have satisfactory evidence that
Duane B. Gardner and Jacquelyn M. Gardner
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: October 8, 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. Exceptions and reservations as contained in instrument;
Recorded: March 26, 1931
Auditor's No.: 242088, records of Skagit County, Washington
Executed By: Heirs of John Andrew
As Follows: There is reserved from the lands hereby granted right of way thereon for ditches and canals constructed by authority of the United States
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 17, 1984
Recording No.: 8409170068 being a re-recording of 8110260024
3. Lot Certification including the terms, covenants and provisions thereof
Recording Date: May 10, 2006
Recording No.: 200605100126
4. Record of Survey
Recording Date: August 13, 2007
Recording No.: 200708130150
5. Title Notification - Development Activities ON or Adjacent to Designated Natural Resource Lands including the terms, covenants and provisions thereof
Recording Date: October 5, 2007
Recording No.: 200710050099
6. Title Notification - Waiver of 200 Foot Setbacks for Properties Outside of and Immediately Adjacent to Designated Natural Resource Lands including the terms, covenants and provisions thereof
Recording Date: October 5, 2007
Recording No.: 200710050100
7. Notice of Onsite Sewage System Maintenance Agreement including the terms, covenants and provisions thereof
Recording Date: October 30, 2007
Recording No.: 200710300090
8. Agreement Re: Well Protection Easement including the terms, covenants and provisions thereof
Recording Date: December 22, 2006
Recording No.: 200612220136
9. City, county or local improvement district assessments, if any.
10. 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.