



201511200102

Skagit County Auditor 11/20/2015 Page 1 of 3 1:59PM \$75.00

When recorded return to:
Josefina Garcia
1309 North 32nd Place
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620025305

CHICAGO TITLE
620025305 STATUTORY WARRANTY DEED

THE GRANTOR(S) Kristine K. Nygard, a single person
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Josefina Garcia, and Jose Antonio Garcia Viveros,
wife and husband
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 45, "Plat of Eastwind", according to the plat thereof, recorded in Volume 12 of Plats, Pages 31
and 32, records of Skagit County, Washington, INCLUDING A 1986 Mayfield 60x28 mobile home,
Serial No. 54910662V, title of which has been eliminated.

Situate in Skagit County, Washington
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P80995, 4384-000-045-0013

Subject to:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: November 18, 2015

Kristine K. Nygard

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20154732
NOV 20 2015

Amount Paid \$ 2835.20
Skagit Co. Treasurer
By *MEM* Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
COUNTY SKAGIT of SKAGIT

I certify that I know or have satisfactory evidence that
KRISTINE K NUGARD
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: 11/18/15

Judith A. Williams
Name: JUDITH A. WILLIAMS
Notary Public in and for the State of WA
Residing at: STANWOOD
My appointment expires: 10/29/18

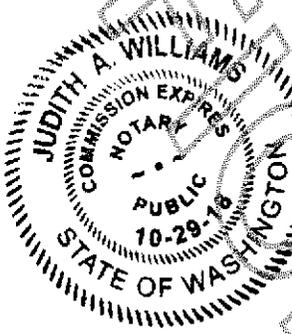


EXHIBIT "A"
Exceptions

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 Plat of Eastwind:

Recording No: Volume 12, pages 31 and 32

2. Agreement, including the terms and conditions thereof, entered into;
By: John and Virginia Banks, husband and wife
And Between: City of Mount Vernon
Recorded: December 17, 1986
Auditor's No.: 8612170051, records of Skagit County, Washington
Providing: Standard Participation agreement for sewer service
3. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry; Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: May 20, 1908
Auditor's No.: 67757, records of Skagit County, Washington
Executed By: The State of Washington
4. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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,
Recorded: October 16, 1979
Auditor's No(s): 7910160026, records of Skagit County, Washington
5. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
Recorded: December 15, 1981
Auditor's No(s): 8112150040, records of Skagit County, Washington
6. Assessments, if any, levied by City of Mount Vernon.
7. 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.