

POOR ORIGINAL



201512210100

Skagit County Auditor

\$76.00

12/21/2015 Page

1 of

4 3:58PM

When recorded return to:

Pascual Cisneros Barreto and Gregoria Cisneros  
23506 Molly Lane  
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620025813

CHICAGO TITLE 620025813

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donna M. Newman, a single person, as her separate estate and Donna Newman, Personal Representative of the Estate of James O. Newman, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration

in hand paid, conveys, and warrants to Pascual Cisneros and Gregoria Cisneros, husband and wife

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

Lot 15, "Big Lake Heights," as per the plat recorded in Volume 16 of Plats, Pages 118 through 120, inclusive, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P109289 / 4680-000-015-0000.

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: December 16, 2015

Donna M. Newman

Donna Newman, Personal Representative of the Estate of James O. Newman, deceased

By   
Donna Newman, Personal Representative

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2015 \$140

DEC 21 2015

Amount Paid \$14277.00  
Skagit Co. Treasurer  
By Deputy

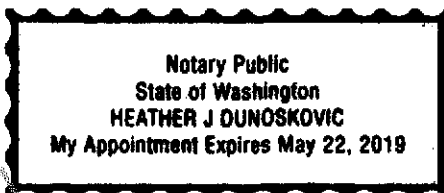
STATUTORY WARRANTY DEED  
(continued)

State of WA  
County of Douglas

I certify that I know or have satisfactory evidence that DONNA M. NEWMAN  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 12-17-2015

Heather J. Dunoskovic  
Name: Heather J. Dunoskovic  
Notary Public in and for the State of WA  
Residing at: Douglas County  
My appointment expires: 05-22-2019

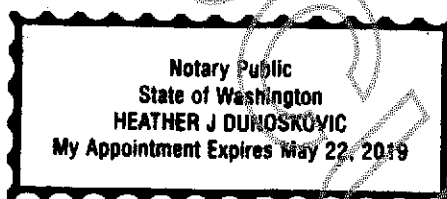


State of WA  
County of Douglas

I certify that I know or have satisfactory evidence that DONNA M. NEWMAN,  
Personal Representative  
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)  
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and  
acknowledged it as the Personal Representative of the Estate of James O. Newman, deceased to be  
the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12-17-2015

Heather J. Dunoskovic  
Name: Heather J. Dunoskovic  
Notary Public in and for the State of WA  
Residing at: Douglas County  
My appointment expires: 05-22-2019



## EXHIBIT "A"

### Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: January 26, 1979  
Auditor's No.: 895468, records of Skagit County, Washington  
In favor of: Skagit County Sewer District No. 2  
For: Sanitary sewers  
Affects: An undisclosed portion of said plat
2. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: July 23, 1991  
Auditor's No.: 9107230021, records of Skagit County, Washington  
In favor of: Alamo Limited Partnership  
For: Ingress, egress and utilities  
Affects: Exact location and extent of easement is undisclosed of record
3. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: August 14, 1995  
Auditor's No.: 9508140065, records of Skagit County, Washington  
In favor of: Skagit County Sewer District No. 2  
For: Constructing extensions to the sewer system  
Affects: Exact location and extent of easement is undisclosed of record
4. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: July 17, 1996  
Auditor's No.: 9607170042, records of Skagit County, Washington  
In favor of: Skagit County Sewer District No. 2, a Municipal corporation of Skagit County  
For: A perpetual right-of-way or easement for sewer mains  
Affects: Portion of Big Lake Heights
5. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: July 17, 1996  
Auditor's No.: 9607170043, records of Skagit County, Washington  
In favor of: Skagit County Sewer District No. 2, a Municipal corporation of Skagit County  
For: A perpetual right-of-way or easement for sewer mains  
Affects: Portion of Big Lake Heights
6. Agreement, including the terms and conditions thereof, entered into:  
By: John F. Collins  
And Between: Skagit County Sewer District No. 2  
Recorded: June 18, 1981  
Auditor's No.: 8106180032, records of Skagit County, Washington  
Providing: Terms and conditions of sewer hook-up and usage
7. Agreement, including the terms and conditions thereof; entered into:  
Between: Ralph Schuck and Skagit County Sewer District No. 2  
Recorded: August 14, 1995  
Auditor's No.: 9508140065, records of Skagit County, Washington  
Providing: Extension of sewer mains
8. Terms and conditions of that Variance;  
Recorded: July 17, 1996  
Auditor's No.: 9607170037, records of Skagit County, Washington  
Variance No.: FPT 93-012
9. Terms and conditions of that Variance;  
Recorded: July 10, 1995  
Auditor's No.: 9507100104, records of Skagit County, Washington  
Variance No.: SHL 95-020

## EXHIBIT "A"

Exceptions  
(continued)

10. 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 BIG LAKE HEIGHTS.

Recording No. 9608060054

11. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: December 12, 2013

Recording No. 201342120049

Matters shown: Possible encroachment of fence line along the South line of said premises

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

13. Assessments, if any, levied by Skagit County Sewer District.

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