

When recorded return to:

Gerardo Roman Hernandez  
4605 Hidden Lake Loop  
Mt. Vernon, WA 98273



Skagit County Auditor 12/23/2015 Page 1 of 2 1:46PM \$74.00

Filed for Record at Request of  
Attorney's Title Of Washington, Inc.  
Escrow Number: TC1-41646

Land Title and Escrow

Statutory Warranty Deed

152080-0

THE GRANTOR Michael H. Brennen, Trustee of the Michael H. Brennen Family Trust dated March 28, 2011 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Gerardo Roman Hernandez, a married man as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 41, Skagit Highlands, Div. 1.

AS ATTACHED HERETO AS EXHIBIT "A" AND BY THIS REFERENCE INCORPORATED  
HEREIN

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price of greater than \$(120% of sales price - \$276,000.00) until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee

Tax Parcel Number(s): P123181

Dated December 18, 2015

Michael H. Brennen, Trustee of the Michael H. Brennen Family Trust dated March 28, 2011

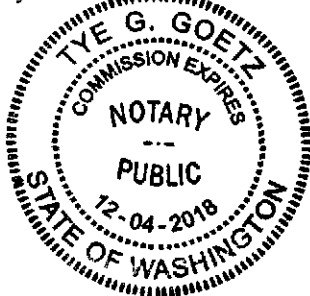
Michael H. Brennen  
By: Michael H. Brennen, Trustee  
E  
MHB

20155177  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 23 2015  
Amount Paid \$ 4099.00  
By Skagit Co. Treasurer  
Deputy

STATE OF WASHINGTON  
County of ISLAND, SS:

On this 19TH day of DECEMBER 2015 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared MICHAEL H. BRENNEN to me known to be the individual (s) described in and who executed the foregoing instrument, as TRUSTEE of the MICHAEL H. BRENNEN TRUST, and acknowledged to me that HE/SHE signed and sealed this said instrument as HIS/HER free and voluntary act and deed for the use and purposes therein mentioned, and on oath stated HE/SHE is authorized to execute the said instrument. Given under my hand and official seal this 19TH day of DECEMBER 2015



Notary Public in and for the State of Washington  
Residing at TACOMA  
My appointment expires: DEC. 4, 2018

## **EXHIBIT A**

Lot 41, "SKAGIT HIGHLANDS, DIVISION 1," a Planned Unit Development, recorded on August 16, 2005, under Auditor's File No. 200508160182, records of Skagit County, Washington.

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

### **SUBJECT TO:**

Municipal assessments and impact fees, if any, levied by the City of Mount Vernon.

Assessments, if any, due and owing Skagit Highlands Homeowners Association.

Assessments, if any, due and owing Skagit Highlands West Neighborhood Association.

Easements, restrictions, and other matters shown on Schedule "B-1" attached are also excepted from coverage. The easements, restrictions and other matters shown as lettered exceptions on Schedule "B-1" are excepted from policy coverage to the same extent that the numbered Schedule "B" Special Exceptions shown herein are excepted from policy coverage.