



201601220086

When recorded return to:
Israel Villegas and Adriana Tovar
4202 E. College Way
Mount Vernon, WA 98273

Skagit County Auditor \$74.00
1/22/2016 Page 1 of 2 3:31PM

Recorded at the request of:
Guardian Northwest Title
File Number: 110685

Statutory Warranty Deed

¹¹⁰⁶⁸⁵
GUARDIAN NORTHWEST TITLE CO

THE GRANTOR James A. Hayes and Judy G. Hayes, Trustees of the James A. Hayes and Judy G. Hayes Trust Dated March 5, 2014 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Israel Villegas and Adriana Tovar the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn. Tr. 78, Burlington Acreage (aka Ptn. Lots 1 & 2, SP #SS-8-00)

Tax Parcel Number(s): P118499, 3867-000-078-1500

Parcel "A":

Those portions of Lots 1 and 2 of the City of Burlington Short Plat No. SS 8-00, approved and recorded October 10, 2001 under Skagit County Recording No. 200110100110 lying Westerly of the following described line:

Beginning at the intersection of the most Northerly line of Lot 1 with the most Westerly line of Lot 2 of said Short Plat; thence North 26 degrees 09 '52" East along the West line of said Lot 2, a distance of 19 feet to the true point of beginning of said line; thence Southerly in a straight line to a point on the South line of said Lot 1 that is 73 feet West of the Southeast corner of said Lot 1 and the terminus of said line.

Parcel "B":

TOGETHER WITH an undivided 1/8th interest in that certain private road entitled "King Drive" as the same is delineated on the face of said Short Plat.
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated 1-22-16

Hayes Trust

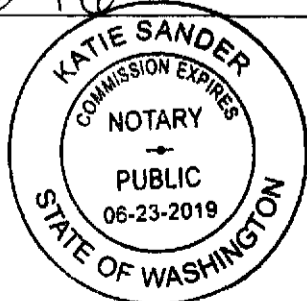
James A. Hayes Trustee
By: James A. Hayes, Trustee

Judy G. Hayes Trustee
By: Judy G. Hayes, Trustee

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James A Hayes and Judy G Hayes is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Trustees of The James A Hayes and Judy G Hayes Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 1-22-16



Katie Sander
Katie Hickok Sander
Notary Public in and for the State of Washington
Residing at Mount Vernon, Washington
My appointment expires: 1/07/2019

Amount Paid \$ 984.00
By HTB
Skagit Co. Treasurer
Deputy

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016208
JAN 22 2016

SCHEDULE "B-1"

EXCEPTIONS:

A. JOINT ROAD AGREEMENT EXECUTED BY AND BETWEEN THE PARTIES HEREIN NAMED UPON THE CONDITIONS THEREIN PROVIDED:

Between: Betty J. Swanson, a single woman; Marilyn Comack, a single woman; Jim Hayes and Judy Hayes, husband and wife; and George Hamblin and Frella Hamblin, husband and wife
Dated: March 10, 1978
Recorded: March 13, 1978
Auditor's No.: 875277
Providing: For the equal sharing of road and utility maintenance costs for Parcel "B" and for equal use of Parcel "B"; for ingress, egress and utilities

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat No. SS-8-00
Recorded: October 10, 2001
Auditor's No.: 200110100110

C. Terms and provisions of beneficial sewer easement as reserved in document recorded November 2, 2001 under Auditors File No. 200111020087.