

When recorded return to:

Felipe P. Lopez Zeferino and Rafaela Lopez Vazquez
1014 Vera Court
Mount Vernon, WA 98273



201604290186

Skagit County Auditor

\$75.00

4/29/2016 Page

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3

1:58PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026930

CHICAGO TITLE

620026930

STATUTORY WARRANTY DEED

THE GRANTOR(S) Andrew L. Wahlgren, an unmarried person, as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Felipe P. Lopez Zeferino and Rafaela Lopez Vazquez, husband
and wife

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

Lot 41, PLAT OF BRITTWOOD, according to the plat thereof recorded in Volume 15 of Plats,
pages 31 and 32, records of Skagit County, Washington

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P100874 / 4578-000-041-0000,

Subject to:

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

Dated: April 20, 2016

Andrew L. Wahlgren

Andrew L. Wahlgren

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20161669

APR 29 2016

Amount Paid \$ 3324.70
Skagit Co. Treasurer
By John Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Andrew L. Wahlgren is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/28/16

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Mayville, WA
My appointment expires: 10/1/2019

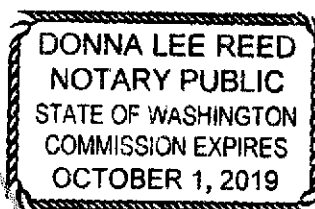


EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: PUD No. 1 of Skagit County
Purpose: Right to lay, maintain, operate and remove water line or lines, together with the right of access to and from same
Recording Date: April 6, 1946
Recording No.: 390381
Affects: Northern 5 feet of said premises
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 13, 1992
Auditor's No(s): 9210130026, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County
For: Water pipeline
Affects: The exterior 7 feet of the front boundaries of all lots in the plat of Brittwood
3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: December 9, 1991
Auditor's No.: 9112090089, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Strip of land 10 feet in width across all lots, tracts and spaces within said plat parallel and coincidental with the boundaries of all private and public street and road rights of ways
4. 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 PLAT OF BRITTWOOD:

Recording No: 9203270022
5. Covenants, conditions, restrictions, and easements 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: March 27, 1992
Auditor's No(s): 9203270023, records of Skagit County, Washington
Executed By: Richard A. Hardt for Westside Associates, Limited Partnership

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 29, 2010
Recording No.: 201001290118
6. Assessments, if any, levied by City of Mount Vernon.
7. City, county or local improvement district assessments, if any.