



201605270011

Skagit County Auditor

\$76.00

5/27/2016 Page

1 of

4 9:57AM

When recorded return to:

Roberto Torres and Christian M. Torres
838 South 30th Street
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.: 620027037

CHICAGO TITLE

620027037

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lucas Freeman and Alena Freeman, husband and wife

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

in hand paid, conveys, and warrants to Roberto Torres and Christian M. Torres, a married couple

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

Lot 14, "PLAT OF EASTGATE SOUTH, according to the plat thereof, recorded January 6, 2006,
under Auditor's File No. 200601060119, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P123920 / 4881-000-014-0000,

Subject to:

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

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

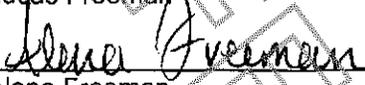
2016-2108
MAY 27 2016

Amount Paid \$ 4971.²⁰
Skagit Co. Treasurer
By *Julian* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 11, 2016



Lucas Freeman


Alena Freeman

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Lucas Freeman and Alena Freeman are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/26/16



Name: Kelli A. Mayo
Notary Public in and for the State of WA
Residing at: Sedro Woolley WA
My appointment expires: 6/19/17



EXHIBIT "A"
Exceptions

1. **RESERVATION CONTAINED IN DEED**
Executed by: W.M. Lindsey and Emma S. Lindsey, husband and wife
Recorded: April 17, 1902
Auditor's No.: 39602, Volume 44 of Deeds, page 499
As Follows: Excepting and reserving all petroleum, gas, coal and other valuable minerals with right of entry to take and remove the same.

We have made no determination as to the current ownership of said reservation.

2. **MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:**

Short Plat No.: 8-80
Recorded: May 30, 1980
Auditor's No.: 8005300027

3. **MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:**

Recorded: May 10, 1991
Auditor's No.: 9105100035

4. **EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: November 17, 2005
Recorded: December 5, 2005
Auditor's No.: 200512050116
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."

Area Affected:

Easement No. 1:

All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2:

A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

EXHIBIT "A"

**Exceptions
(continued)**

5. 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 **EASTGATE**

SOUTH:

Recording No: 200601060119

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

Granted to: Owner of Lot 14
Purpose: Drainage
Recording Date: September 22, 2006
Recording No.: 200609220095
Affects: Benefits Lot 14

7. Assessments, if any, levied by City of Mount Vernon.
8. City, county or local improvement district assessments, if any.