



201606230083

Skagit County Auditor \$74.00
6/23/2016 Page 1 of 2 3:33PM

When recorded return to:
Bernice Calzada
2918 David Place
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.: 620027522

CHICAGO TITLE
620027522 STATUTORY WARRANTY DEED

THE GRANTOR(S) Hector Calzada and Patricia Calzada, 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 Bernice Calzada, a single person and Brian Garcia, a single
person

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

Lot 14, PLAT OF BAKERVIEW WEST, according to the plat thereof, recorded in Volume 17 of
Plats, pages 13 through 16, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P113628 / 4719-000-014-0000,

Subject to: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: June 8, 2016

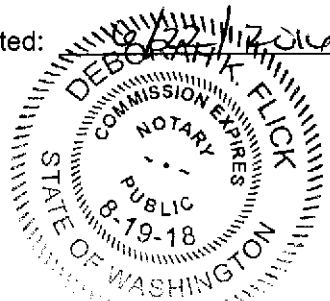
Hector Calzada
Hector Calzada

Patricia Calzada
Patricia Calzada

State of Washington
County of Skagit

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

Dated: 6/23/2016



Deborah K. Flick
Name: DEBORAH K. FLICK
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 8/19/18

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 2600
JUN 23 2016

Amount Paid \$ 3244.60
Skagit Co. Treasurer
By HTB Deputy

EXHIBIT "A"
Exceptions

1. 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 BAKERVIEW WEST:

Recording No: 9808180054

2. City of Mount Vernon Ordinance No. 2863, including the terms and conditions thereof;
Recorded: April 8, 1998
Auditor's No.: 9804080064, records of Skagit County, Washington
3. Assessments, if any, levied by City of Mount Vernon.
4. City, county or local improvement district assessments, if any.