



201606240054

Skagit County Auditor

\$75.00

6/24/2016 Page

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3 11:59AM

When recorded return to:

Brandon Wheeler and Rose Wheeler
2212 Riley Road
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027526

CHICAGO TITLE

620027526

STATUTORY WARRANTY DEED

THE GRANTOR(S) Omar Cuevas and Lai Yin Leanne Cuevas, 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 Brandon Wheeler and Rose Wheeler, a married couple

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

Lot 29, PLAT OF BLACKBURN RIDGE DIV NO. 2, according to the plat thereof recorded October 31, 2000 under Auditor's File No. 200010310122, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P117384 / 4767-000-029-0000,

Subject to:

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

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20162618

JUN 24 2016

Amount Paid \$ **5798.90**

Skagit Co Treasurer

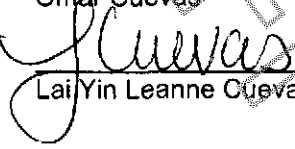
By **H B**

Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 22, 2016


Omar Cuevas


Lai Yin Leanne Cuevas

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Omar Cuevas and Lai Yin Leanne Cuevas 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: June 23, 2016


Name: Kathryn A. Freeman

Notary Public in and for the State of WA

Residing at: Snohomish CO

My appointment expires: 9-01-2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

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 BLACKBURN RIDGE DIV. 2:

Recording No: 200010310122

2. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant 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 law;

Recorded: October 12, 2000

Auditor's No(s): 200010120092, records of Skagit County, Washington

Executed By: Dean Holt Construction

3. Any matters arising from the location of fence as delineated on the face of survey recorded January 28, 2003 under Auditor's File No. 200301280104, records of Skagit County, Washington
4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by City of Mount Vernon.