

When recorded return to:
Omar Cuevas and Leanne Cuevas
530 North Waugh Road
Mount Vernon, WA 98273



Skagit County Auditor \$78.00
6/24/2016 Page 1 of 6 12:01PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026989

CHICAGO TITLE
620026989

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert D. Heinkel, 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 Omar Cuevas and Leanne Cuevas, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

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

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

Lot(s): ptn lot 8 & E & all lot 9 Hilltop Haven no. 2

Tax Parcel Number(s): P83132/4472-000-009-0002

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**
2016 2620
JUN 24 2016

Subject to:

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

Amount Paid \$8130.⁷⁰
Skagit Co. Treasurer
By *H.B.* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 16, 2016

Robert D. Heinkel
Robert D. Heinkel

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Robert D. Heinkel 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: June 17, 2016

Kathryn A. Freeman
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"
Legal Description

For APN/Parcel ID(s): P83132/4472-000-009-0002

Parcel A:

Lots 9 and E, Plat of HILLTOP HAVEN 2, according to the plat thereof, recorded in Volume 14 of Plats, pages 2 and 3, records of Skagit County, Washington,

Except that portion of said Lot E lying southerly of the following described line:

Begin at the northwest corner of Lot 8 of said Plat; thence north 73 degrees 57' 08" east along the northwesterly line of said lot 8, 25 feet; thence north 24 degrees 56' 58" west, a distance of 12.50 feet to the true point of beginning of this description; thence south 73 degrees 57' 08" west, a distance of 24.85 feet to a point on the easterly right of way line of Waugh Road, which point is the termination point of this line description.

Situated in Skagit County, Washington

Parcel B:

That portion of Lot 8, Plat of HILLTOP HAVEN 2, according to the plat thereof, recorded in Volume 14 of Plats, pages 2 and 3, records of Skagit County, Washington, described as follows:

Beginning at the southwest corner of said lot 8; thence northwesterly along the westerly line of said lot 8, 33.67 feet to the point of beginning; thence continuing along said westerly line, 21.23 feet to the southwest corner of Tract "F" shown on survey recorder September 3, 1987, in volume 7 of surveys, page 99, under auditor's file number 8709030016; thence north 73 degrees 57' 08" east, 25.45 feet; thence north 24 degrees 56' 58" west, 12.5 feet to the northerly boundary line of said lot 8; thence north 73 degrees 57' 08" east along said north line, 181.80 feet to the northeast corner of said lot;

EXHIBIT "A"
Legal Description
(continued)

thence south 1 degrees 30' 33" west along the east line of said lot, 59 feet to a point which lies 66 feet north of the southeast corner of said lot; thence southwesterly to the point of beginning.

Situated in Skagit County, Washington

EXHIBIT "B"
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 HILLTOP HAVEN NO. 2:

Recording No: 8501310022

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: July 20, 1987

Auditor's No(s): 8707200074, records of Skagit County, Washington

Said instrument is a re-recording of instrument (s);

Recorded: July 21, 1986

Auditor's File No(s): 8607210106, records of Skagit County, Washington

3. Covenant to Bind properties as disclosed in Deed:

Recording Date: April 15, 1988

Recording No.: 8804150073

4. Restriction contained in deed

Recording Date: September 26, 2005

Recording No.: 200509260179

Regarding: Skagit County Right to Farm Ordinance

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 survey:

EXHIBIT "B"

Exceptions
(continued)

Recording No: 200003100100

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