



201607210090

Skagit County Auditor

\$76.00

7/21/2016 Page

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4 3:31PM

When recorded return to:
Osvaldo Vasquez Lopez
914 South 20th Street
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.: 620027285

CHICAGO TITLE
620027285

STATUTORY WARRANTY DEED

THE GRANTOR(S) Vonda Helgeson who acquired title as Vonda Hansen, a married woman as her 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 Osvaldo Vasquez Lopez, a married man as his separate estate

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

Lot 3, Block 2, ALBERT BALCH'S WEDGWOOD, AN ADDITION TO MOUNT VERNON, according to the Plat thereof recorded in Volume 7 of Plats, Page 24, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P54731/3766-002-003-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20163076
JUL 21 2016

Amount Paid \$ 3618.40
Skagit Co. Treasurer
By *M. ...* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 21, 2016

Vonda Helgeson
Vonda Helgeson

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Vonda Helgeson is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7/2/16

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

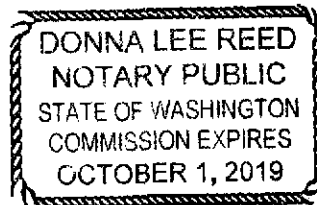


EXHIBIT "A"
Exceptions

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

Granted to: City of Mount Vernon
Purpose: Sewer
Recording Date: January 25, 1955
Recording No.: 512247
Affects: Portion of said premises

2. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: February 3, 1955
Recording No.: 512718
executed by: Park Estates Development Company

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 3, 1974
Auditor's No(s): 809833, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: portion of said premises and other property

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

Granted to: City of Mount Vernon
Purpose: drainage facilities
Recording Date: February 4, 1976
Recording No.: 829606
Affects: Portion of said premises

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 Albert

EXHIBIT "A"

Exceptions
(continued)

Balch's Wedgwood add:

Recording No: 507780

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