

When recorded return to:
Zakaya Setzer
1856 State Route 9
Sedro Woolley, WA 98284

Recorded at the request of:
Guardian Northwest Title
File Number: 112131



201609080054

Skagit County Auditor

\$74.00

9/8/2016 Page

1 of

2 3:20PM

Statutory Warranty Deed

THE GRANTORS Julio Perez and Maria E. Perez, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Zakaya Setzer, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington

GUARDIAN NORTHWEST TITLE CO.

Abbreviated Legal:

Lots 13, 14 and ptn. Lot 15, Block 12, Amended Plat of Burlington

Tax Parcel Number(s): P71347, 4076-012-015-0017

All of Lots 13 and 14, and Lot 15, EXCEPT the North 8 feet thereof, Block 12, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", as per Plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 9-8-16

Julio Perez
Julio Perez

Maria E. Perez by Dominica Free as P.O.A.
Maria E. Perez

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20164070

SEP 08 2016

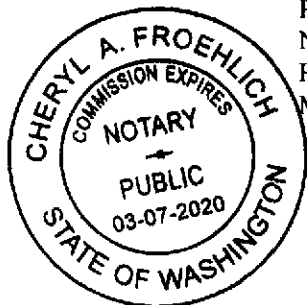
Amount Paid \$1607.09
Skagit Co. Treasurer

By MG Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Julio Perez and Maria E. Perez, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 9-8-16



Printed Name: Katie Hickok Cheryl A. Froehlich
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 1/07/2019 317/20

Exhibit A
SCHEDULE "B-1"

EXCEPTIONS:

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:	Amended Plat of Burlington
Recorded:	JUNE 7, 1893
Auditor's No.:	16511 (Volume 3 of Plats, page 17)