

When recorded return to:
Julio C. Aguilar and Lorena J. Aguilar
30129 36th Avenue
Stanwood, WA 98292

Recorded at the request of:
Guardian Northwest Title
File Number: 112348



201609260114

Skagit County Auditor

\$74.00

9/26/2016 Page

1 of

2 3:22PM

Statutory Warranty Deed

112348
GUARDIAN NORTHWEST TITLE CO

THE GRANTORS Wesley Simpson and Linda Simpson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Julio C. Aguilar and Lorena J. Aguilar, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 26, Little Mountain Addn. No. 2

Tax Parcel Number(s): P102998, 4601-000-026-0005

Lot 26, LITTLE MOUNTAIN ADDITION NO. 2, according to the plat thereof, recorded in Volume 15 of Plats, pages 81 through 83, records of Skagit County, Washington.

Situated in Skagit County, 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

9/26/16

Wesley Simpson

Linda Simpson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20164361

SEP 26 2016

STATE OF Washington

COUNTY OF Skagit

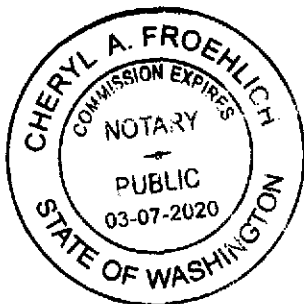
SS:

Amount Paid \$ 4277.00
Skagit Co. Treasurer
By Deputy

I certify that I know or have satisfactory evidence that Wesley Simpson and Linda Simpson, 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:

9-26-16



Printed Name: Cheryl A. Froehlich

Notary Public in and for the State of

Washington

Residing at

Sedro Woolley

My appointment expires: 1/07/2019

3P/20

SCHEDULE "B-1"

EXCEPTIONS:

A. RESERVATIONS CONTAINED IN DEED:

Recorded: December 8, 1989
Auditor's No: 8912080068
As Follows: Property shall not at any time be used for a Retirement Center or Senior Housing Project

Said Restriction is also shown on the face of the Plat.

B. 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:

Plat/Subdivision Name: Little Mountain Addition No. 2
Recorded: May 5, 1993
Auditor's No: 9305050045

C. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon, a Municipal Corporation
And: Alvin Rainbolt and Judy A. Rainbolt
Dated: June 30, 1992
Recorded: August 18, 1992
Auditor's No: 9208180004
Regarding: Formation of Local Improvement District

D. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: September 21, 1993
Auditor's No: 9309210090
Executed by: Alvin Rainbolt and Judy A. Rainbolt