

When recorded return to:
Emilio Uribe Ramirez
419 North LaVenture Road
Mount Vernon, WA 98273



201609300223
Skagit County Auditor \$75.00
9/30/2016 Page 1 of 3 3:38PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028729

CHICAGO TITLE
020028729

STATUTORY WARRANTY DEED

THE GRANTOR(S) Keith S Johnson, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Emilio Uribe Ramirez, a married man as his sole and separate property

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

Lot 2, ASSESSORS PLAT OF PURCELL'S TRACTS, according to the plat thereof recorded in Volume 9 of Plats, page 105, records of Skagit County, Washington.

EXCEPT the West 10 feet thereof as conveyed to the City of Mount Vernon by deed recorded under Auditor's File No. 8707160022, records of Skagit County;

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P54862 / 3770-000-002-0034,

Subject to:

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

Dated: September 29, 2016

Keith S Johnson

Keith S Johnson

20164510
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 30 2016

Amount Paid \$ 3600.00
Skagit Co. Treasurer
By MF Deputy

STATUTORY WARRANTY DEED

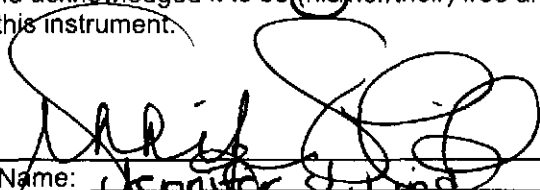
(continued)

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that

Keith S. Johnson
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 9.30.16


Name: Jennifer J. Lind
Notary Public in and for the State of WA
Residing at: Bow
My appointment expires: 10.01.18

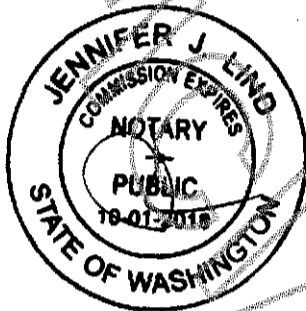


EXHIBIT "A"
Exceptions

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 ASSESSORS PLAT OF PURCELL'S TRACT:

Recording No.: 743016

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: March 5, 1991
Recording No.: 9103050067
Affects: Portion of said premises

3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: December 17, 2015
Recording No.: 201512170009
Matters shown: Possible encroachment of a fence onto the property to the East by varying amounts

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