

When recorded return to:
Vicente F. Espinoza and Patty Espinoza
2201 East Fir Street
Mount Vernon, WA 98273



Skagit County Auditor \$75.00
10/7/2016 Page 1 of 3 4:03PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028764

CHICAGO TITLE
620028764

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kevin E. Grenier and Brandi N. Grenier, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Vicente F. Espinoza and Patty Espinoza, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:
The West 232 feet of the South Half of the South Half of the Southwest Quarter of the Southwest
Quarter of Section 16, Township 34 North, Range 4 East of the Willamette Meridian;

EXCEPT the North 210 feet thereof;

AND EXCEPT the East 80 feet thereof;

AND ALSO EXCEPT the West 30 feet thereof for LaVenture Road;

AND ALSO EXCEPT the South 30 feet thereof conveyed to Skagit County for road purposes by
deed recorded under Auditor's File No. 542585, records of Skagit County, Washington;

AND ALSO EXCEPT therefrom that portion conveyed to the City of Mount Vernon by deed
recorded March 19, 1991, under Auditor's File No. 9103190059, records of Skagit County,
Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P25256 / 340416-3-014-0006

Subject to:

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

Dated: October 6, 2016

Kevin E. Grenier

Brandi N. Grenier

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20164621
OCT 7 2016

Amount Paid \$ 4366.00
Skagit Co. Treasurer
By HB Deputy

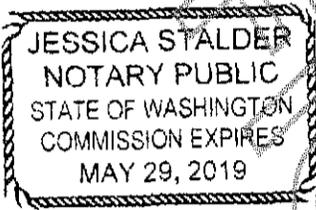
STATUTORY WARRANTY DEED

(continued)

State of Washington
County Skagit of Skagit

I certify that I know or have satisfactory evidence that Kevin E. Grenier and Brandi N. Grenier 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: 10/6/16



Jessica Stalder
Name: Jessica Stalder
Notary Public in and for the State of WA
Residing at: Mount Vernon, WA
My appointment expires: 5-29-19

EXHIBIT "A"
Exceptions

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: January 3, 1911
Auditor's No: 82660 and 82667, records of Skagit County, Washington

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: May 24, 1971
Auditor's No(s): 753083, records of Skagit County, Washington
In favor of: Undisclosed
For: Utility and drainage
Affects: The North 10 feet of said premises

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 5, 1991
Auditor's No(s): 910405068, 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: The West 10 feet

4. Assessments, if any, levied by City of Mount Vernon.

5. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.