

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



201610070193

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

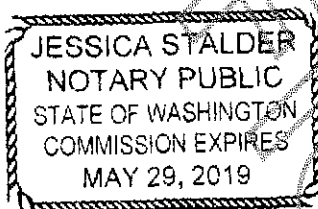
STATUTORY WARRANTY DEED

(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 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): 9104050068, 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.