

**When recorded return to:**  
Ivan D. Garcia and Lucero G. Garcia  
17346 Red Hawk Ct  
Mount Vernon, WA 98274



201610140115  
Skagit County Auditor \$76.00  
10/14/2016 Page 1 of 4 2:23PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620028535

**CHICAGO TITLE**  
620028535

### STATUTORY WARRANTY DEED

THE GRANTOR(S) MLEEK LLC, a Washington Limited Liability Company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Ivan D. Garcia and Lucero G. Garcia, a married couple

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

Lot 3, AMENDED PLAT OF RED HAWK ESTATES, recorded July 26, 2005 under Auditor's File No. 200507260199, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P116861 / 4754-000-003-0000,

Subject to:

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

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**  
2016 4711  
OCT 14 2016

Amount Paid \$ 5843.40  
Skagit Co. Treasurer  
By *man* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 13, 2016

MLEEK LLC, a Washington  
Limited Liability Company

BY: \_\_\_\_\_

Michael Kooy  
Manager

10/13/16

(continued)

Mike Kody

Dated: 10/13/2016

Name: Kelley Bouma  
Notary Public in and for the State of Washington  
Residing at: 1101 Front St. Lynden, WA 98949  
My appointment expires: March 18, 2019

**EXHIBIT "A"**  
**Exceptions**

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: February 3, 1998  
Auditor's No(s): 9802030011, 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: As constructed
2. 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 RED HAWK ESTATES AND AMENDED PLAT OF RED HAWK ESTATES:  
  
Recording No: 200005310116 and 200507260199
3. Terms, conditions, and restrictions of that instrument entitled Skagit County Planning and Development Services Plat of Lot of Record Certification;  
Recorded: July 26, 2005  
Auditor's No(s): 200507260200, records of Skagit County, Washington
4. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;  
Recorded: May 3, 2006  
Auditor's No(s): 200605030006, records of Skagit County, Washington  
Executed By: Red Hawk Estates, LLC
5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: May 3, 2006  
Auditor's No(s): 200605030006, records of Skagit County, Washington  
Imposed By: Red Hawk Estates Community Association
6. Dues, Charges & Assessments, if any, levied by Red Hawk Estates Community Association.
7. 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.