

When recorded return to:  
Jeff L Duarte  
704 1st St A  
Mount Vernon, WA 98273



Skagit County Auditor  
10/18/2016 Page

1 of

3 3:20PM

\$75.00

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620028204

CHICAGO TITLE  
620028204

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Christine L Underwood, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to

Jeff L Duarte, a single man

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

That portion of Government Lot 9, Section 19, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point 562.5 feet South and 286.32 feet West of the Northeast corner of said Section 19;

Thence West 125 feet to the East line of North First Street;

Thence North 60 feet;

Thence East 125 feet;

Thence South 60 feet to the point of beginning.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P54847 / 3769-034-019-0102

Subject to:

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

Dated: October 17, 2016

Christine L Underwood

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20164758  
OCT 18 2016

Amount Paid \$ 2942.00  
Skagit Co. Treasurer  
By Deputy

STATUTORY WARRANTY DEED

(continued)

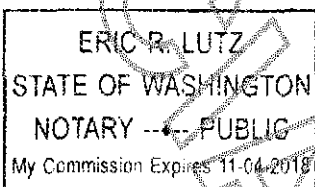
State of Washington  
County of Snohomish

I certify that I know or have satisfactory evidence that

CHRISTINE L UNDERWOOD  
(~~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: 10-18-16

E. R. Lutz  
Name: ERIC R LUTZ  
Notary Public in and for the State of WA  
Residing at: Arlington, WA  
My appointment expires: 11-4-18



**EXHIBIT "A"**  
Exceptions

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

Granted to: City of Mount Vernon  
Purpose: Sewer lines  
Recording Date: May 7, 1931  
Recording No.: 243200

The exact location and extent of said easement is not disclosed of record.

2. Disclosure on deed regarding Skagit County policy for unincorporated areas to protect and encourage agriculture and forestry operations;

Recording Date: February 28, 2003  
Recording No.: 200302280153

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

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

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.