

UNOFFICIAL DOCUMENT



201701310119

Skagit County Auditor
1/31/2017 Page

1 of 3 3:44PM \$125.00

Document Title: Statutory Warranty Deed

Reference Number:

Grantor(s): additional grantor names on page ___

- 1. Donald J. Schafer
- 2. Amanda S. Schafer

Grantee(s): additional grantee names on page ___

- 1. Fabricio Valdovinos Sanchez
- 2.

Abbreviated legal description: full legal on page(s) ___

Lot 13 View Crest No 2

Assessor Parcel / Tax ID Number: additional tax parcel number(s) on page ___

P 100448 4573-000-013-0002

I, Kate Sticker, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$42.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed [Signature] Dated 1-31-17

When recorded return to:
Fabricio Valdovinos Sanchez
1611 Spruce Court
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title
File Number: 113129

Statutory Warranty Deed

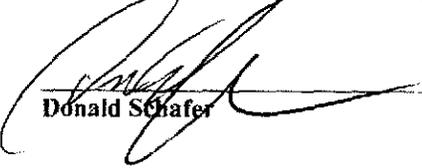
THE GRANTORS Donald J. Schafer and Amanda S. Schafer, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Fabricio Valdovinos Sanchez, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 13, Viewcrest No. 2

Tax Parcel Number(s): P100448, 4573-000-013-0002

Lot 13, "VIEW CREST NO. 2", as per plat recorded in Volume 14 of Plats at page 193 and 194, in the records of Skagit County, State of Washington.
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 1-30-17


Donald Schafer


Amanda Schafer

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017424

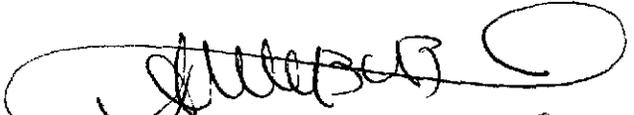
JAN 31 2017

Amount Paid \$ 5256.00
Skagit Co. Treasurer
By mb Deputy

STATE OF TEXAS
COUNTY OF BEXAR } SS:

I certify that I know or have satisfactory evidence that Donald Schafer and Amanda Schafer, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: January 30, 2017



Printed Name: Amelia B. Rivas
Notary Public in and for the State of TEXAS
Residing at BEXAR
My appointment expires: 9-15-17

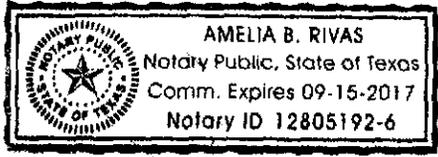


Exhibit A
SCHEDULE "B-1"

EXCEPTIONS:

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: View Crest No. 2
Recorded: August 12, 1991
Auditor's No: 9108120008

B. RESERVATIONS CONTAINED IN INSTRUMENT:

Executed By: W. M. Lindsey and Emma S. Lindsey, husband and wife
Recorded: September 21, 1900
Auditor's No: 34276 in Volume 41 of Deeds, Page 285
As Follows:

Said mineral rights are now vested in Skagit County through foreclosure of delinquent taxes and issuance of Tax Deed dated December 15, 1920 and recorded December 30, 1920, under Auditor's File No. 146781, in Volume 6 of Mining Claims, Page 567.

C. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: November 21, 1990
Recorded: December 3, 1990
Auditor's No: 9012030081
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Affects: Exterior 10 feet adjoining street frontage of all lots to be platted

D. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: August 12, 1991
Auditor's No: 9108120009
Executed by: Premier Builders, Inc.

Said instrument was modified by instrument recorded May 1, 1992 under Auditor's File No. 9205010110.