



When recorded return to:  
Modesto Tenoire Perus and Francisca Garcia Rodriguez  
217 South Street  
Hamilton, WA 98233

Skagit County Auditor \$75.00  
2/14/2017 Page 1 of 3 10:50AM

Recorded at the request of:  
Guardian Northwest Title  
File Number: 113304

**Statutory Warranty Deed**

113304  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Bethany Ann Betlem, also shown of record as Bethany Ann Henderson, and Mathew Lee Coker, each as their separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Modesto Tenoire Perus and Francisca Garcia Rodriguez, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Ptn. Lots 7-18, Block 43, Hamilton Townsite Company's Third Add.

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto.

Tax Parcel Number(s): P73781, 4114-043-014-0009, P73782, 4114-043-016-0007, P73783, 4114-043-018-0005

Dated 2-13-17  
  
Bethany A. Betlem

Mathew L. Coker

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2017581  
FEB 14 2017

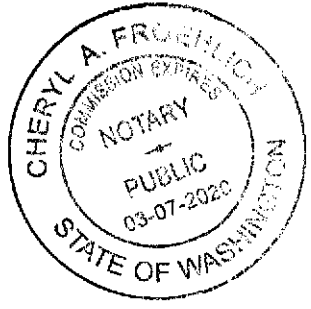
Amount Paid \$ 1429.00  
Skagit Co. Treasurer  
By M.M.M. Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Bethany A. Betlem and Mathew L. Coker, 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: 2-13-17

Printed Name: Katie Hickok Cheryl A Froehlich  
Notary Public in and for the State of Washington  
Residing at Sedro Woolah  
My appointment expires: 1/07/2019



**EXHIBIT A**

**PARCEL A:**

Lots 11 through 14, inclusive, Block 43, Hamilton Townsite Company's Third Addition to the Town of Hamilton, Skagit County, Washington, according to the plat recorded in Volume 2 of Plats, page 97, records of Skagit County, Washington.

Situate in Skagit County, Washington.

**PARCEL B:**

Lots 9, 10, 15 and Lot 16 less the West 15 feet, Block 43, Hamilton Townsite Company's Third Addition to the Town of Hamilton, Skagit County, Washington, according to the plat recorded in Volume 2 of Plats, page 97, records of Skagit County, Washington.

Situate in Skagit County, Washington.

**PARCEL C:**

Lots 7, 8, the West 15 feet of Lot 16, Lot 17, and the East 10 feet of Lot 18, Block 43, Hamilton Townsite Company's Third Addition to the Town of Hamilton, Skagit County, Washington, according to the plat recorded in Volume 2 of Plats, page 97, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Exhibit B  
SCHEDULE "B-1"

**EXCEPTIONS:**

A. Notice of Disaster Assistance Limitation, recorded under Auditor's File No. 8109230013, in which "notice is hereby given to all prospective purchasers and encumbrances that NO DISASTER ASSISTANCE will be provided by the Small Business Administration for any physical loss damage occurring in the future on the subject property."

B. 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:

Name: Hamilton Townsite Company's Third Addition to the  
Town of Hamilton  
Auditor's No.: Volume 2 of Plats, Page 97