

When recorded return to:  
Jose Herrera Rivera and Maria Rivera  
684 Hamlin Pl  
Burlington, WA 98233



Skagit County Auditor \$76.00  
5/5/2017 Page 1 of 4 1:30PM

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20171944  
MAY 05 2017

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620030423

Amount Paid \$6,146.<sup>00</sup>  
Skagit Co. Treasurer  
By *Memo* Deputy

CHICAGO TITLE  
620030423

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Debra J. Harter, an unmarried person, as her separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Jose Herrera Rivera and Maria Rivera, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 35, WEST VIEW EAST, according to the plat thereof, recorded January 3, 2005, under  
Auditor's File No. 200501030074, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P122461 / 4851-000-035-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 18, 2017

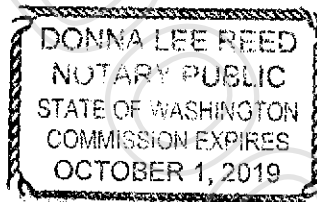
x Debra J. Harter  
Debra J. Harter

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Debra J. Harter is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5 | 3 | 17

Donna Lee Reed  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Marysville, wa  
My appointment expires: 10/1/2019  
DWR



**EXHIBIT "A"**  
Exceptions

1. Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed  
Recorded: October 19, 1954  
Auditor's No.: 508074, records of Skagit County, Washington  
To: State of Washington
  
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 10, 2005  
Auditor's No(s): 200501100131, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
  
Said instrument is a re-recording of instrument (s);  
Recorded: November 22, 2004  
Auditor's File No(s): 200411220174, records of Skagit County, Washington
  
3. 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 **PLAT OF WEST VIEW EAST:**  
  
Recording No: 200501030074
  
4. Covenants, conditions, restrictions, and easements 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: January 3, 2005  
Auditor's No(s): 200501030073, records of Skagit County, Washington  
Executed By: Hansell Mitzel LLC
  
5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: January 3, 2005  
Auditor's No(s): 200501030073, records of Skagit County, Washington  
Imposed By: Hansell Mitzel LLC

## EXHIBIT "A"

### Exceptions (continued)

6. 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 Survey:

Recording No: 200601270091

7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Burlington.
9. Dues, charges, and assessments, if any, levied by West View East Owners Association.