



201705090078

Skagit County Auditor
5/9/2017 Page

\$78.00
1 of 4 3:29PM

When recorded return to:
Sebastian Martinez Racinez and Antonia Gracida
Morales
1700 North 32nd Place
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030449

CHICAGO TITLE
620030449

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert H. Lewis and Janis L. Lewis, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Sebastian Martinez Racinez and Antonia Gracida Morales, a married couple

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

Lot 52, Plat of Eastwind, according to the plat thereof, recorded in Volume 12 of Plats, Pages 31 and 32, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P81004 / 4384-000-052-0005

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20171990
MAY 09 2017

Amount Paid \$ 3921.⁰⁰
Skagit Co. Treasurer
By *Mdm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 3, 2017

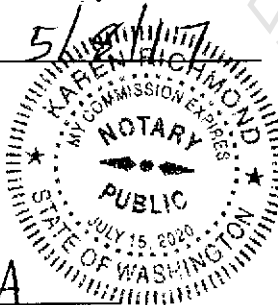
[Signature]
Robert H. Lewis

[Signature]
Janis L. Lewis

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that Janis L. Lewis is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/3/17
[Signature]
Name: Karen Richmond
Notary Public in and for the State of WA
Residing at: Everett
My appointment expires: 7.15.20



State of WA
County of Skagit

I certify that I know or have satisfactory evidence that Robert H. Lewis is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/3/17
[Signature]
Name: Karen Richmond
Notary Public in and for the State of WA
Residing at: Everett
My appointment expires: 7.15.20

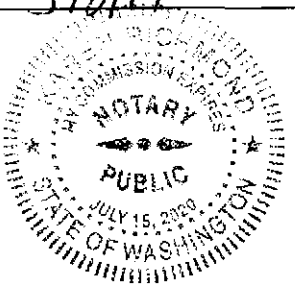


EXHIBIT "A"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 EASTWIND:

Recording No: 889957

2. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: May 20, 1908
Auditor's No.: 67757, records of Skagit County, Washington
Executed By: The State of Washington

3. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: October 16, 1979
Recording No.: 7910160026

4. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: December 15, 1981
Recording No.: 8112150040

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

Granted to: Continental Telephone Company of the Northwest

EXHIBIT "A"

Exceptions
(continued)

Purpose: Underground telephone lines, etc.
Recording Date: March 4, 1977
Recording No.: 851951
Affects: The South 6 feet of Lots 1, 18, 51, 52, 53 and Tract A

6. Assessments, if any, levied by City of Mount Vernon.
7. City, county or local improvement district assessments, if any.