

When recorded return to:

Omar R. Yacsavilca and Crystal Yacsavilca
2743B Bellauwoods Court
Lemoore, CA 93245



201705300203

Skagit County Auditor

\$77.00

5/30/2017 Page

1 of

5 4:17PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030796

CHICAGO TITLE

620030796

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joshua B. Bear, an unmarried person, and Kara Cardinal, who aquired title as Kara Bloch, who are one in the same, and Christopher Cardinal, Wife and Husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Omar R. Yacsavilca and Crystal Yacsavilca, a married couple

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

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

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

Lot(s): Ptn 24 and 25 Logan Creek PUD

Tax Parcel Number(s): P81402 / 4397-000-025-0004

Subject to:

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

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20172352

MAY 30 2017

Amount Paid \$ 4271.66

Skagit Co. Treasurer

By HB

Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 26, 2017

Joshua B. Bear
Joshua B. Bear
Kara Cardinal

by: Joshua B. Bear
Kara Cardinal, Joshua B. Bear, as Attorney in Fact

Christopher Cardinal

BY Joshua B. Bear
Christopher Cardinal, by Joshua B. Bear, as Attorney in Fact

State of Washington
County of Skegit

I certify that I know or have satisfactory evidence that Joshua B. Bear is the person who appeared before me, and said person acknowledged that ~~he~~ she signed this instrument as Attorney in Fact for Kara Cardinal and Christopher Cardinal and acknowledged it to be ~~his~~ her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 26, 2017
Brian Price
Name: Brian Price
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 11/30/2020

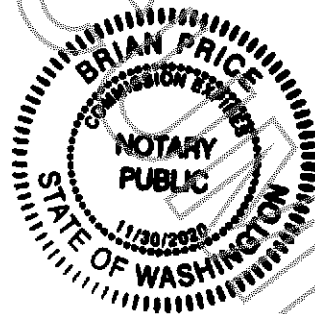


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P81402 / 4397-000-025-0004

Lot 25, "PLAT OF LOGAN CREEK, P.U.D.," as per plat recorded in Volume 12 of Plats, Pages 56 and 57, records of Skagit County, Washington.

EXCEPT that portion of Lot 25, "PLAT OF LOGAN CREEK, P.U.D.," as per plat recorded in Volume 12 of Plats, Pages 56 and 57, under Auditor's File No. 7905020014, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of said Lot 25; thence North 56° 05' 25" West a distance of 156.92 feet; thence along a non-tangent curve to the right, having a radius of 80.00 feet which bears North 52° 41' 38" West through a central angle of 01° 26' 16" an arc length of 2.01 feet; thence South 38° 44' 38" West a distance of 6.77 feet; thence South 57° 54' 59" East a distance of 158.53 feet; thence North 21° 29' 32" East a distance of 3.79 feet to the point of beginning.

TOGETHER WITH that portion of Lot 24, "PLAT OF LOGAN CREEK, P.U.D.," as per plat recorded in Volume 12 of Plate, Pages 56 and 57, under Auditor's File No. 7905020014, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of said Lot 24; thence North 56° 05' 25" West a distance of 88.28 feet; thence North 51° 15' 25" West a distance of 77.00 feet; thence South 38° 44' 38" West a distance of 5.62 feet; thence South 51° 15' 25" East a distance of 169.02 feet; thence North 21° 29' 32" East a distance of 13.67 feet to the point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

EXHIBIT "B"
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 LOGAN CREEK PUD:

Recording No: 7905020014

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 15, 1974
Auditor's No(s): 808876, records of Skagit County, Washington
In favor of: City of Mount Vernon
For: Sewer line
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
3. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: October 24, 1980
Auditor's No.: 8010240039, records of Skagit County, Washington
Executed By: Nathaniel R. Purcell, Etal

AMENDED by instrument
Recorded: May 17, 1984 and March 11, 1986
Auditor's No.: 8405170054 and 8603110028, records of Skagit County, Washington
4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: October 24, 1980
Auditor's No(s): 8010240039, records of Skagit County, Washington
Imposed By: Nathaniel R. Purcell, Etal
5. Terms, conditions, and restrictions of that instrument entitled Standard Participation Contract Certificate of Payment and Release for Sewer Connection Charge City of Mount Vernon, Washington;
Recorded: December 28, 1987
Auditor's No(s): 8712280014, records of Skagit County, Washington
6. Covenant to bind properties disclosed in deed

EXHIBIT "B"

Exceptions
(continued)

Recording Date: July 31, 2003
Recording No.: 200307310268

7. Record of Survey

Recording Date: June 12, 1992
Recording No.: 920612002

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

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