

When recorded return to:
Manuel Flores and Monica Aranda

1407



201705310103

Skagit County Auditor

\$74.00

5/31/2017 Page

1 of

2 2:23PM

Recorded at the request of:
Guardian Northwest Title
File Number: 113856

Statutory Warranty Deed

113856

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Kay Hoffman, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Manuel Flores and Monica Aranda, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lots 1 and 2, and Ptn. Lot 3, Block 20, Southern Add'n.

Tax Parcel Number(s): P54347 3758-020-003-0003

Lots 1 and 2, and the North 20 feet of Lot 3, Block 20, "PLAT OF THE SOUTHERN ADDITION TO MT. VERNON", according to the plat recorded in Volume 2 of Plats, page 110, records of Skagit County, 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 5-26-17

Kay Hoffman
Kay Hoffman

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172386

MAY 31 2017

Amount Paid \$ 4294.⁸⁰

Skagit Co. Treasurer

By Mdm Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kay Hoffman, 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: 5-26-17

Katie Hickok
Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at 2 Echo Looney
My appointment expires: 1/07/2019

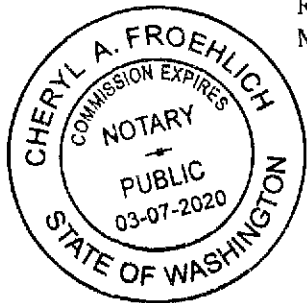


Exhibit A
SCHEDULE "B-1"

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:

Name:	Southern Addition to Mount Vernon
Recorded:	January 12, 1891
Auditor's No.:	Book 2 of Plats, Page 110, Official Records