

When recorded return to:
Ricardo Rincon
3701 Mohawk Drive
Mount Vernon, WA 98273



Skagit County Auditor

6/7/2017 Page

1 of

3 12:20PM

\$75.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030937

CHICAGO TITLE
620030937

STATUTORY WARRANTY DEED

THE GRANTOR(S) Paul F. Kelly, an unmarried person and Loretta R Menezes, an unmarried person
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Ricardo Rincon, an unmarried man

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 19, PLAT OF THUNDERBIRD 4, according to the plat thereof recorded in Volume 15 of Plats,
pages 14 through 16, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P100804 / 4570-000-019-0008

Subject to:

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

2017 2495
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 07 2017

Amount Paid \$ 6183.34
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: May 26, 2017

Paul F. Kelly
Paul F. Kelly

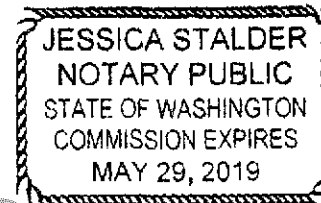
Loretta R Menezes
Loretta R Menezes

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Paul F. Kelly is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 2, 2017

Jessica Stalder
Name: Jessica Stalder
Notary Public in and for the State of WA
Residing at: MT VERNON, WA
My appointment expires: 5-29-19



State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Loretta R Menezes 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: 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

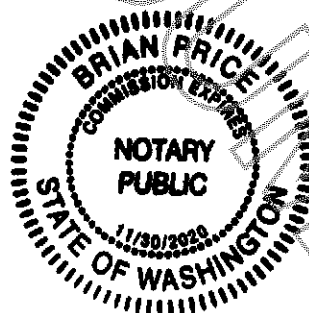


EXHIBIT "A"

Exceptions

1. 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 THUNDERBIRD 4:

Recording No: 9110300055

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 23, 1991
Auditor's No(s): 9107230069, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Strip of land 10 feet in width parallel and coincidental with all streets and roads in said plat
3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, 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 30, 1991
Auditor's No(s): 9110300056, records of Skagit County, Washington
Executed By: Keith Johnson, President, Residential & Commercial Construction, Inc.
4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: February 11, 2008
Recording No.: 200802110008
Matters shown: Possible encroachment of a rock wall along the Northerly line of said premises
5. Assessments, if any, levied by City of Mount Vernon.
6. City, county or local improvement district assessments, if any.