



201707310098

When recorded return to:
Javier Ruiz Cervantes
701 Wade Place
Burlington, WA 98233

Skagit County Auditor \$77.00
7/31/2017 Page 1 of 4 1:35PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20173526
JUL 31 2017

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031202

Amount Paid \$ 5612.⁰⁰
Skagit Co. Treasurer
By *MCM* Deputy

CHICAGO TITLE
020031202

STATUTORY WARRANTY DEED

THE GRANTOR(S) Laura L. Carabba, a married woman

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Javier Ruiz Cervantes, a married person as his separate property

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

Lot 22, Wade Place Second Addition, according to the plat thereof, recorded in Volume 14 of plats, page 122, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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


Tax Parcel Number(s): P83918 / 4531-000-022-0004,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 17, 2017



Laura L. Carabba

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

Laura L. Carabba

(s)are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/hers/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 29, 2017

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9.01.2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY -- PUBLIC
My Commission Expires 9-01-2018

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 Wade Place 2nd Addition.

Recording No: 9003090033

2. 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: March 14, 1990
Recording No.: 9003140003

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

Granted to: Skagit County Dairymen's Association
Purpose: Water main
Recording Date: August 4, 1920
Recording No.: 143869

The exact location and extent of said easement is not disclosed of record.

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

Granted to: P.U.D. No. 1
Purpose: Water pipeline
Recording Date: February 23, 1990
Recording No.: 9002230020

5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by City of Burlington.