



201708230061

Skagit County Auditor

\$77.00

8/23/2017 Page

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4 1:44PM

When recorded return to:

Reynaldo Marquez Hernandez and Emma Talavera
Valdez
1417 Blackberry Drive
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.: 620031266

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20173955

AUG 23 2017

Amount Paid \$ 4366.⁰⁰

Skagit Co. Treasurer

By *nam* Deputy

CHICAGO TITLE
620031266

STATUTORY WARRANTY DEED

THE GRANTOR(S) Investment Properties of the Northwest LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Reynaldo Marquez Hernandez and Emma Talavera Valdez, a married couple

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

Lot 9, "Plat of Blackberry Meadows," according to the plat thereof, recorded in Volume 16 of Plats, Pages 147 and 148, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P110832 / 4686-000-009-0000,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 23, 2017

Investment Properties of the Northwest LLC

BY: 
Jack Decoto
Member

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that Jack Decoto

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Member of Investment Properties of the Northwest LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 14, 2017

Lynette Rose, Notary Public
Name: Lynette Rose
Notary Public in and for the State of Washington
Residing at: Went, WA Snohomish County
My appointment expires: April 29, 2019

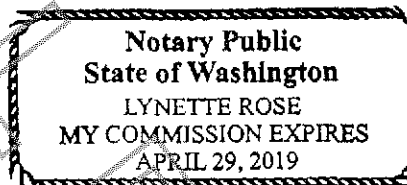


EXHIBIT "A"

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 BLACKBERRY MEADOWS:**

Recording No: 9611180101

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line.
Recording Date: December 22, 1994
Recording No.: 9412220058
Affects: Said premises and other property

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