

**When recorded return to:**

Norma Araceli Badillo and Carlos Aurelio Badillo  
1605 North 43rd Place  
Mount Vernon, WA 98273



201708280278

Skagit County Auditor

\$78.00

8/28/2017 Page

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5 3:52PM

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620031877

**CHICAGO TITLE**  
**620031877**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jose N. Nunez, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Norma Araceli Badillo and Carlos Aurelio Badillo, a married couple

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

Lot 4 and the North 2.5 feet of Lot 5, Plat of Spinnaker Cove, according to the plat thereof recorded September 17, 2002, under Auditor's File No. 200209170010, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P119516 / 4802-000-004-0000

Subject to:

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

20174049  
**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**

**AUG 28 2017**

Amount Paid \$ 5078.00  
By Skagit Co. Treasurer

Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 22, 2017

  
\_\_\_\_\_  
Jose N. Nunez

**STATUTORY WARRANTY DEED**

(continued)

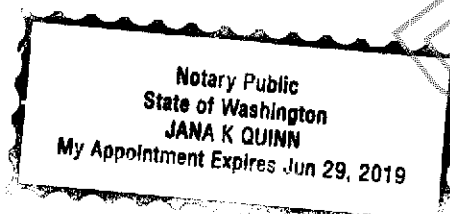
State of Washington  
County of SKAGIT

I certify that I know or have satisfactory evidence that

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

Dated: August 23, 2017

Jana K. Quinn  
Name: Jana K. Quinn  
Notary Public in and for the State of Washington  
Residing at: Granite Falls  
My appointment expires: 06/29/2019



## 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 Spinnaker Cove;

Recording No: 200209170010

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: September 17, 2002

Recording No.: 200209170011

3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Spinnaker Cove Owners' Association

Recording Date: September 17, 2002

Recording No.: 200209170011

4. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: May 29, 2002  
Auditor's No.: 200205290045, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances  
Affects: Said premises

5. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: June 7, 1961  
Auditor's No(s): 608565, records of Skagit County, Washington  
In favor of: Public Utility District No. 1  
Affects: Said premises and other property

6. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: October 2, 1991  
Auditor's No.: 9110020102, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company

## EXHIBIT "A"

### Exceptions (continued)

- For: Underground electric system, together with necessary appurtenances  
Affects: Said premises and other property
7. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: January 3, 1992  
Auditor's No(s): 9201030035, records of Skagit County, Washington  
In favor of: Public Utility District No. 1  
Affects: Said premises and other property
8. Questions of the location of the property conveyed to the City of Mount Vernon by deed recorded under Auditor's File No. 9104090027, records of Skagit County, Washington.
9. Any question that may arise regarding a possible gap or overlap of title along the West line of subject property.
10. Provisions against blasting recorded March 7, 1929, under Auditor's File No. 220833, records of Skagit County, Washington.
11. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: September 17, 2002  
Auditor's No.: 200209170010, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances
12. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: September 27, 2002  
Auditor's No.: 200209270023, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances  
Affects: The Easterly portion of said premises and other property
13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by City of Mount Vernon.
15. Assessments, if any, levied by Spinnaker Cove Owners' Association.