

When recorded return to:
Noemi Rodriguez
2321 West Parkway Drive
Mount Vernon, WA 98273



Skagit County Auditor \$78.00
9/21/2017 Page 1 of 5 3:43PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
020031501

Escrow No.: 620031501

STATUTORY WARRANTY DEED

THE GRANTOR(S) West Coast Investors, 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 Noemi Rodriguez, a married woman as her separate estate

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

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

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

Lot(s): Ptn. Lot 4 Johnson's Addition, and portion of NW NW, 17-34-4

Tax Parcel Number(s): P53279 / 3732-000-004-0104, P25914 / 340417-2-006-0403, P25912 /
340417-2-006-0007,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174463

SEP 21 2017

Amount Paid \$ 5451.⁸⁰
Skagit Co. Treasurer
By *Mam* Deputy

STATUTORY WARRANTY DEED
(continued)

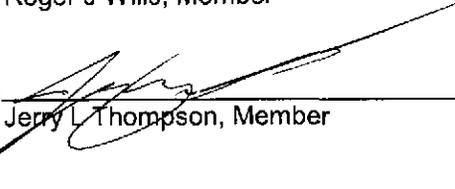
Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
Dated: September 15, 2017

West Coast Investors, LLC, a Washington
Limited Liability Company

BY: 

Roger J. Wills, Member

BY: 

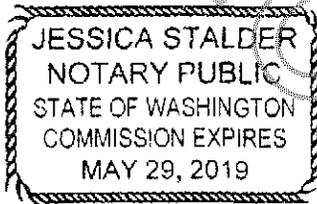
Jerry L. Thompson, Member

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Roger J. Wills and Jerry L. Thompson are the person(s) who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they was authorized to execute the instrument and acknowledged it as the Member of West Coast Investors, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9/15/2017



Jessica Stalder
Name: Jessica Stalder
Notary Public in and for the State of WA
Residing at: Mount Vernon
My appointment expires: 5/29/19

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P53279 / 3732-000-004-0104, P25914 / 340417-2-006-0403 and P25912 / 340417-2-006-0007

Parcel A:

Lot 4, JOHNSON'S ADDITION TO MOUNT VERNON, as per plat recorded in Volume 7 of Plats, page 27, records of Skagit County, Washington.

EXCEPT the North 3 feet thereof.

Situated in Skagit County, Washington.

Parcel B:

The Easterly 10 feet of that portion of the abandoned Puget Sound and Cascade Railway Company right of way in the Northwest Quarter of the Northwest Quarter in Section 17, Township 34 North, Range 4 East, W.M., lying Westerly and adjacent to that portion of Tract 4, JOHNSON'S ADDITION TO MOUNT VERNON, lying Southerly of a line 3 feet South and parallel to the Northeasterly line of said Tract 4 in Volume 7 of Plats, page 27, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Parcel C.:

The East 10 feet of that portion of the abandoned Puget Sound & Cascade Railway Company right of way, (being originally the Bellingham and Skagit Railway right of way as conveyed by deed recorded November 2, 1911, under Auditor's File No. 87391, in Volume 87 of Deeds, page 376, records of Skagit County), in the Northwest Quarter of the Northwest Quarter of Section 17, Township 34 North, Range 4 East, W.M., lying West of and adjacent to Tract 5, JOHNSON'S ADDITION TO MOUNT VERNON, as per plat recorded in Volume 7 of Plats, page 27, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
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 JOHNSON'S ADDITION TO MOUNT VERNON:

Recording No: 509529

2. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;

Recorded: August 28, 1956

Auditor's No(s): 540727, records of Skagit County, Washington

Executed By: A. Elliott Johnson and Eileen W. Johnson, husband and wife, et al

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

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: August 27, 1924 and June 27, 1930
Recording No.: 176764 and 234986

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

Granted to: John W. Hrnicek
Purpose: Sewer Line
Recording Date: March 7, 1979
Recording No.: 7903070043
Affects: Lying Southerly of a line 3 feet South and parallel to the Northeasterly line of said Tract 4 in Volume 7 of Plats, page 27, records of Skagit County, Washington.

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