

When recorded return to:  
Christopher Michael Hobbs  
220 North Central Avenue  
Sedro Woolley, WA 98284



Skagit County Auditor \$77.00  
9/28/2017 Page 1 of 4 1:13PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620032260

**CHICAGO TITLE**  
**620032260**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Alfredo G. Garza and Nora A. Garza, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Christopher Michael Hobbs, an unmarried person

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

Lot 1 of Sedro Woolley Short Plat No. 10-96, approved July 19, 1997, recorded July 29, 1997 in Book 13 of short plats, pages 27 and 28, as Auditor's File No. 9707290102, records of Skagit County, Washington, and being a portion of Lots 13 and 14, Block 2, Rosedale Garden Tracts of Sedro Woolley, as per plat recorded in Volume 3 of plats, page 52, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P76902 / 4169-002-013-0000,

Subject to:

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

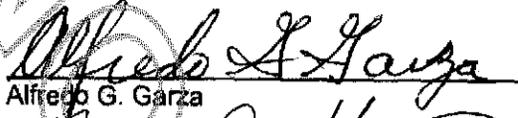
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

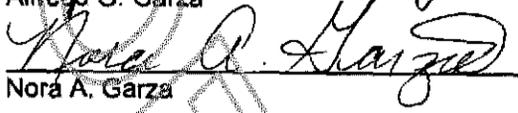
2017 4575  
SEP 28 2017

Amount Paid \$ 5870.<sup>10</sup>  
Skagit Co. Treasurer  
By *man* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 22, 2017

  
Alfredo G. Garza

  
Nora A. Garza

UNOFFICIAL DOCUMENT

STATUTORY WARRANTY DEED  
(continued)

State of Oregon  
County of Washington

I certify that I know or have satisfactory evidence that  
Alfredo & Ana Nora A. Lanza  
they is/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/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 9-25-17

Sandra Kelsey  
Name: SANDRA KELSEY  
Notary Public in and for the State of Oregon  
Residing at: Alona Or  
My appointment expires: 10-31-19

UNOFFICIAL DOCUMENT

**EXHIBIT "A"**  
Exceptions

1. Repair Agreement, including the terms, covenants and provisions thereof;  
Recording Date: September 17, 1984  
Recording No.: 8409170016
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: City of Sedro Woolley Sub Flood Control  
Purpose: Flood control and drainage and to excavate, construct, maintain and operate an open ditch for the conveyance of storm water  
Recording Date: July 26, 1985  
Recording No.: 8507260003  
Affects: Portion of said property
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Brian Hanson, et al  
Purpose: Drainage and utilities  
Recording Date: May 28, 1997  
Recording No.: 9705280114
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Joseph K. Scronce and Rhonda L. Scronce, husband and wife  
Purpose: Drainage and utilities  
Recording Date: May 28, 1997  
Recording No.: 9705280115
5. 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 Short Plat No. 10-96:  
  
Recording No: 9707290102
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Sedro Woolley.