

When recorded return to:
Gilbert Pineda and Kyla Pineda
1502 Traci Place
Mount Vernon, WA 98274



201709290127
Skagit County Auditor
9/29/2017 Page 1 of 5 1:54PM \$78.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031243

CHICAGO TITLE
620031243

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gabriel Zaldivar, an unmarried man, as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Gilbert Pineda and Kyla Pineda, a married couple

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): 33 BLACKBURN RIDGE

Tax Parcel Number(s): P113182 / 4708-000-033-0000

Subject to:

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

Dated: September 26, 2017


Gabriel Zaldivar

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174622
SEP 29 2017

Amount Paid \$ 6039.20
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Gabriel Zaldivar is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 27, 2017

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

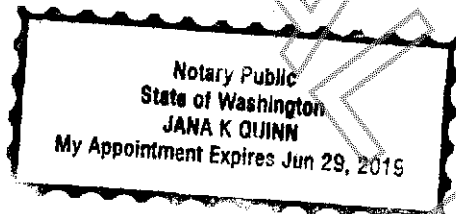


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P113182 / 4708-000-033-0000

Lot 33, "Plat of Blackburn Ridge," according to the plat thereof, recorded in Volume 16 of Plats, Pages 206 through 208, inclusive, records of Skagit County, Washington.

Situate in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 20, 1975
Auditor's No.: 826431, records of Skagit County, Washington
Affects: The West 20 feet of the East 120 feet of the North 600 feet of said plat

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: November 15, 1977
Auditor's No.: 868658, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A right-of-way 10 feet in width having 5 feet of such width on each side of a centerline within said plat

3. Agreement, including the terms and conditions thereof; entered into;
By: Mount Vernon City Engineer
And Between: Keith and Regina Ash
Recorded: June 1, 1981
Auditor's No.: 8106010035, records of Skagit County, Washington

4. Standard Participation Contract, including the terms and conditions thereof;
Between: City of Mount Vernon, a municipal corporation
And: Keith and Regina Ash, husband and wife
Dated: September 16, 1981
Recorded: September 23, 1981
Auditor's No.: 8109230024, records of Skagit County, Washington
Providing: Right to connect subject property to city sewer

5. Terms and conditions of that City of Mount Vernon Ordinance;
Recorded: September 30, 1993
Auditor's No.: 9309300144, records of Skagit County, Washington
Ordinance No.: 2557

6. 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 BLACKBURN RIDGE:**

EXHIBIT "B"

Exceptions
(continued)

Recording No: 9801300134

7. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: January 29, 1998

Auditor's No.: 9801290061, records of Skagit County, Washington

Executed By: Dean Holt and Gunnar Pedersen

Amended by instrument(s):

Recorded: October 11, 2000

Auditor's No(s): 200010110006, records of Skagit County, Washington

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