

When recorded return to:  
Jaime Vazquez and Juana Verduzco Ruiz  
1316 Jessica Place  
Mount Vernon, WA 98274



Skagit County Auditor \$76.00  
10/16/2017 Page 1 of 3 3:33PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620032200

**CHICAGO TITLE**  
**620032200**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Ramon T Bernaldez, 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 Jaime Vazquez and Juana Verduzco Ruiz, husband and wife

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

Lot 12, Little Mountain Addition, according to the plat thereof, recorded in Volume 15 of plats, pages 1 through 5, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P100609, 4566-000-012-0001

Subject to:

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

Dated: October 13, 2017

Ramon T Bernaldez

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20174861  
OCT 16 2017

Amount Paid \$ 4079.<sup>00</sup>  
Skagit Co Treasurer  
By *mdm* Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

Ramon T. Bernaldez

(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: October 13, 2017

*Kathryn A. Freeman*

Name: Kathryn A. Freeman

Notary Public in and for the State of WA

Residing at: snohomish co

My appointment expires: 9.01.2018

**KATHERYN A. FREEMAN**  
**STATE OF WASHINGTON**  
**NOTARY --- PUBLIC**  
My Commission Expires 9-01-2018

**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 Little Mountain Addition:

Recording No. 91010170035

2. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.
3. City, county or local improvement district assessments, if any.
4. Assessments, if any, levied by City of Mount Vernon.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.