

When recorded return to:

Noel Cuevas Lopez and Maribel Valdovinos
Sanchez
1628 Spruce Court
Mount Vernon, WA 98273



201712130062

Skagit County Auditor \$77.00
12/13/2017 Page 1 of 4 11:37AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032849

CHICAGO TITLE

620032849

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael Hutton and Seanene Hutton, 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 Noel Cuevas Lopez and Maribel Valdovinos Sanchez, a married couple

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

Lot 9, VIEW CREST NO 2, according to the plat thereof, recorded in Volume 14 of Plats, page 193 and 194, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P100444 / 4573-000-009-0008

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175760

DEC 13 2017

Amount Paid \$ 5558.⁶⁰

Skagit Co. Treasurer

By *[Signature]* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: December 4, 2017

Michael Hutton
Michael Hutton

Seanene Hutton
Seanene Hutton

State of Washington

County of Snohomish

I certify that I know or have satisfactory evidence that

Michael Hutton and Seanene Hutton

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: December 12, 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 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 VIEW CREST NO. 2:

Recording No: 9108120008

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 3, 1990
Auditor's No(s).: 9012030081, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Exterior 10 feet, parallel with and adjoining the street frontage of all lots and tracts within the plat of View Crest No. 2

3. Exceptions and reservations as contained in instrument;
Recorded: September 21, 1990
Volume.: 41 of Deeds, records of Skagit County, Washington
Page: 285
As Follows: Reserving coal and mineral rights

4. Exceptions and reservations as contained in instrument;
Recorded: July 29, 1991
Auditor's No.: 9107290003, records of Skagit County, Washington
As Follows:

"The City retains an easement and right to exercise and grant easements with respect to the vacated property for the purposes of construction, repair and maintenance of public utilities and services."

5. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant 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 law;
Recorded: August 12, 1991
Auditor's No(s).: 9108120009, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: May 1, 1992

Auditor's No(s).: 9205010110, records of Skagit County, Washington

EXHIBIT "A"

Exceptions (continued)

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