

**When recorded return to:**  
Mariano Alexander Kestler and Gisella Janet  
Kestler  
1119 North Viewmont Drive  
Mount Vernon, WA 98273



201712290065

Skagit County Auditor \$76.00  
12/29/2017 Page 1 of 3 1:51PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620032814

**CHICAGO TITLE**  
**020032814**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Ryan Lee Erickson and Sade Monique Erickson, 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 Mariano Alexander Kestler and Gisella Janet Kestler, husband  
and wife

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 10, BEL-AIR MANOR THIRD Addition, according to the Plat thereof, recorded in Volume 10 of  
Plats, page 42, records of Skagit County, Washington.

Situated in Skagit County, Washington.  
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P78132 / 4205-000-010-0003,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20176018  
DEC 29 2017

Amount Paid \$ 4,436.<sup>31</sup>  
Skagit Co. Treasurer  
By *mm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: December 26, 2017

X [Signature]  
Ryan Lee Erickson

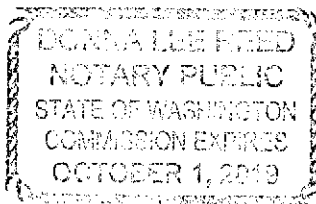
X [Signature]  
Sade Monique Erickson

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Ryan Lee Erickson and Sade Monique Erickson are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12/27/17

[Signature]  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Marysville WA  
My appointment expires: 10/1/2019



**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 the Plat of BEL-AIR MANOR THIRD ADDITION:

Recording No: 785740

2. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: October 20, 1965  
Recording No.: 673294

3. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: November 20, 1973  
Recording No.: 793568

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