

When recorded return to:
Ranferi Reynoso Garcia, Jr. and Chelsea Reynoso
2100 S 18th Street
Mount Vernon, WA 98274



201801170029
Skagit County Auditor
1/17/2018 Page 1 of 3 10:59AM \$76.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

10500 NE 8th St., Suite 600
Bellevue, WA 98004

Escrow No.: 0114539-OC

GUARDIAN NORTHWEST TITLE CO.

115235

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eric J. Wade, a married 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 Ranferi Reynoso Garcia, Jr. and Chelsea Reynoso, a married couple husband and wife

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

Lot 1 "PLAT OF BLACKBURN RIDGE PHASE 2", according to the plat thereof recorded October 31, 2000, under Auditor's File No. 200010310122 records of Skagit County, Washington

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

Tax Parcel Number(s): P117355

Subject to:

Exceptions Set forth on attached exhibit "A" and by this reference made a part hereof as if fully incorporated herein.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018/88
JAN 17 2018

Amount Paid \$ 5462.48
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: 1/9/2018

Eric J. Wade
Eric J. Wade

Kenzie Wade
Kenzie Wade, Wife of Grantor

State of Washington,
County of Skagit

I certify that I know or have satisfactory evidence that Eric J. Wade and Kenzie Wade are the persons who appeared before me, and said person 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: January 9th, 2018

C D Walker
Name: C.D. Walker
Notary Public in and for the State of Washington
Residing at: SEDRO WOOLLEY, WA 98284
My appointment expires: 12.13.20

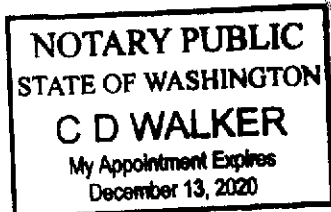


EXHIBIT "A"

**A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING
RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR
NATIONAL ORIGIN:**

DATED:

OCTOBER 12, 2000

RECORDED:

OCTOBER 12, 2000

AUDITOR'S NO:

200010120092

EXECUTED BY:

DEAN HOLT CONSTRUCTION, L.L.C.

"SAID INSTRUMENT INCLUDES EASEMENT PROVISIONS."

**B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS,
RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES,
NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED
AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT**

PLAT/SURVEY:

NAME:

BLACKBURN RIDGE PHASE 2

RECORDED:

OCTOBER 31, 2000

AUDITOR'S NO:

200010310122

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

GRANTEE:

PUGET SOUND POWER & LIGHT COMPANY

RECORDED:

FEBRUARY 6, 1970

AUDITOR'S NO:

735708

PURPOSE:

ONE ANCHOR WITH GUY WIRES

AREA AFFECTED:

TRACT A AND LOTS 1, 56-59

EXCEPTIONS

Order No.: 0114539-OC