

When recorded return to:
Alejandro G. Velasquez
2028 Fowler Street
Mount Vernon, WA 98274



Skagit County Auditor
2/8/2018 Page

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3 11:23AM

\$76.00

POOR ORIGINAL

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

10500 NE 8th St., Suite 300
Bellevue, WA 98004

Escrow No.: 0115998-CC

CHICAGO TITLE

620033412

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard D. Phillips and Diane V. Phillips, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Alejandro G. Velasquez, an unmarried person

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

Lot 6, HILLCREST ESTATES II, according to the plat thereof, recorded in Volume 14 of Plats,
pages 199
through 201, records of Skagit County, Washington.
Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P100495,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018486
FEB 08 2018

Amount Paid \$ 5968.00
Skagit Co. Treasurer
By *mdm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 26, 2018

Richard D. Phillips
Richard D. Phillips

Diane V. Phillips
Diane V. Phillips

State of Florida
County of Brevard

I certify that I know or have satisfactory evidence that Richard D. Phillips and Diane V. Phillips 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: 2/1/2018

John Axt
Name: John Axt, Notary Public
Notary Public in and for the State of Florida
Residing at: 315 CLYDE ST, MELBOURNE BEACH, FL
My appointment expires: 12/1/19

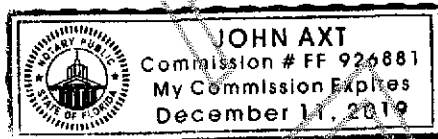


EXHIBIT "A"
Exceptions

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

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: August 13, 1991
Auditor's No.: 9108130095, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company, a Washington corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The North 10 feet of said premises
2. 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 HILLCREST ESTATES II:
Recording No: 9110100008
3. 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: December 11, 1990 and October 10, 1991
Auditor's No.: 9012110027 and 9110100009, records of Skagit County, Washington
Executed By: Ware Properties, Inc.
4. Assessments, if any, levied by City of Mount Vernon.
5. City, county or local improvement district assessments, if any.