

When recorded return to:  
Candelario Maciel Navarro and Leticia Maciel  
913 Vera court  
Mount Vernon, WA 98273



Skagit County Auditor  
2/28/2018 Page 1 of 3 11:54AM \$76.00

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620033612

CHICAGO TITLE  
620033612

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Francisco R Valdez and Martha E Valdez, 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 Candelario Maciel Navarro and Leticia Maciel, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 24, PLAT OF BRITTWOOD, according to the plat thereof recorded in Volume 15 of Plats,  
pages 31 and 32, records of Skagit County, Washington.

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

Tax Parcel Number(s): P100856/ 4578-000-024-0003

Subject to:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20180228  
FEB 28 2018

Amount Paid \$46.83  
Skagit Co. Treasurer  
By *Ma* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: February 21, 2018

Francisco R Valdez  
Francisco R Valdez

Martha E Valdez  
Martha E Valdez

State of WASHINGTON  
County of Snohomish

I certify that I know or have satisfactory evidence that Francisco R Valdez Martha E Valdez  
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: February 26, 2018

Laurea L Garka  
Name: Laurea L Garka  
Notary Public in and for the State of wa  
Residing at: ARLINGTON  
My appointment expires: 10/27/2018

LOUREA L. GARKA  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 10-27-2018

**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 13, 1992  
Auditor's No(s): 9210130026, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County  
For: Water pipeline  
Affects: The exterior 7 feet of the front boundaries of all lots in the plat of Brittwood
  
2. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: December 9, 1991  
Auditor's No.: 9112090089, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Strip of land 10 feet in width across all lots, tracts and spaces within said plat parallel and coincidental with the boundaries of all private and public street and road rights of ways
  
3. 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 BRITTWOOD:  
  
Recording No: 9203270022
  
4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;  
Recorded: March 27, 1992  
Auditor's No(s): 9203270023, records of Skagit County, Washington  
Executed By: Richard A. Hardt for Westside Associates, Limited Partnership  
  
Modification(s) of said covenants, conditions and restrictions  
  
Recording Date: January 29, 2010  
Recording No.: 201001290118
  
5. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: April 6, 1946  
Auditor's No(s): 390381, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances
  
6. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
Recording Date: November 20, 2015  
Recording No.: 201511200145  
Matters shown: Encroachment of a fence along the Northerly line of said premises by varying amounts
  
7. Assessments, if any, levied by City of Mount Vernon.
  
8. City, county or local improvement district assessments, if any.