

When recorded return to:
Beatriz De La Rosa-Perez and
Juan Lopez Guerrero
1607 South 14th Street
Mount Vernon, WA 98274



201803010067

Skagit County Auditor \$77.00
3/1/2018 Page 1 of 4 3:37PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033427

CHICAGO TITLE
620033427

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lene N Schille, Successor Trustee of the Eleanor M. Schmidt Trust dated May 2, 2017

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Beatriz De La Rosa-Perez and Juan Lopez Guerrero, a married couple

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

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

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

Lot(s): A HILLCREST PARK ADDITION TO MOUNT VERNON and Ptn. SE NW, 29-34-04
E.W.M.

Tax Parcel Number(s): P28631 / 340429-2-060-0006, P53158 / 3730-001-015-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018020

MAR 01 2018

Amount Paid \$ 4650.80
Skagit Co. Treasurer
By *SI* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: February 23, 2018

Eleanor M. Schmidt Trust dated May 2, 2017

BY: [Signature]
Lene N. Schille
Trustee Successor Trustee

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that Lene N Schille

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of Eleanor M. Schmidt to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument. * Successor Trustee

Dated: February 26, 2018

[Signature]
Name: Lourea L. Garca
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2018

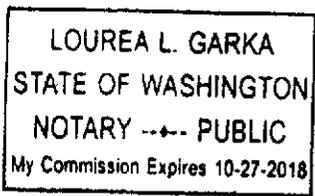


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P28631 / 340429-2-060-0006 and P53158 / 3730-001-015-0002

Parcel "A":

The North 135 feet of the East 93.05 feet of the Southeast ¼ of the Northwest ¼ of Section 29, Township 34 North, Range 4 East, W.M., EXCEPT the South 65 feet thereof, AND EXCEPT that portion, if any, lying within existing roads or streets.

Situated in Skagit County, Washington.

Parcel "B":

Tract "A", "HILLCREST PARK ADDITION TO MOUNT VERNON", as per plat recorded in Volume 6 of Plats at page 8, in the records of Skagit County, Washington, EXCEPT the South 30 feet thereof.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. City, county or local improvement district assessments, if any.
2. Assessments, if any, levied by the City of Mount Vernon.
3. General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2018
Tax Account No.: P28631 / 340429-2-060-0006
Tax Code/Located In: 0930 / Mount Vernon
Assessed Value: \$175,000.00

General and Special Taxes: Billed: \$393.88, Full Year

4. General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2018
Tax Account No.: P53158 / 3730-001-015-0002
Tax Code/Located In: 0930 / Mount Vernon
Assessed Value: \$1,000.00

General and Special Taxes: Billed: \$6.33, Full Year