

When recorded return to:
Benita Garcia
325 W Fairhaven Ave
Burlington, WA 98233



Skagit County Auditor
3/8/2018 Page

1 of 3 \$76.00
3:36PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033745

CHICAGO TITLE
020033745

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jack J. French, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Benita Garcia, an unmarried person and Victor M Acosta-Sanchez, an unmarried person

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

Lot 23, PLAT OF MONROE STREET ADDITION, according to the plat thereof recorded in Volume 16 of Plats, pages 10 through 12, inclusive, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P107053 / 4640-000-023-0002,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018912
MAR 08 2018

Amount Paid \$ 2,235.00
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: February 26, 2018

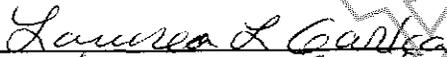


Jack J. French

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jack J. French is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 2, 2018



Name: Lourea 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;
Recorded: September 12, 1994
Auditor's No.: 9409120091, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Location: Being located as constructed or to be constructed on the above described property, generally described as follows:

Easement No. 1: All streets and road rights-of-ways and any greenways or common area as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public streets and road rights-of-ways.

2. 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 PLAT OF MONROE STREET ADDITION:

Recording No: 9411160059

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 16, 1994
Recording No.: 9411160060

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