

When recorded return to:
Bruce M Salazar and Julie A Salazar
1420 Roosevelt Ave Ste 3
Mount Vernon, WA 98274



Skagit County Auditor
3/16/2018 Page

1 of 3 \$76.00
1:54PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033909

CHICAGO TITLE
620033909

STATUTORY WARRANTY DEED

THE GRANTOR(S) Wilbert P. Johnson and Ruth E. Johnson, 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 Bruce M Salazar and Julie A Salazar, a married couple

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

Lot 38, "Eastgate Addition Plat No. 5" as per plat recorded in Volume 14 of plats, pages 146 and 147, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P95504 / 4542-000-038-0007,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20181042
MAR 16 2018

Amount Paid \$ 5859.42
Skagit Co. Treasurer
By *Adam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 13, 2018

Wilbert P. Johnson

Wilbert P. Johnson

Ruth E. Johnson by Steven John Bodnar as her attorney in fact.

Ruth E. Johnson by Steven John Bodnar,
as her attorney in fact

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

Wilbert P. Johnson

(s)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: MARCH 13, 2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9.01.2018

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Steven John Bodnar

(s)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 Attorney in Fact of Ruth E Johnson to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: MARCH 13, 2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9.01.2018

EXHIBIT "A"
Exceptions

1. 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 **EASTGATE ADDITION PLAT NO. 5:**

Recording No: 9009110048

2. Conditions and reservations of easements contained in Mount Vernon Resolution No. 245, as recorded August 10, 1987, under Auditor's File No. 8708100031, records of Skagit County, Washington, and disclosed on the face of said plat.
3. 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: September 11, 1990
Auditor's No(s): 9009110049, records of Skagit County, Washington
Executed By: Morris Nilson and Kimberly Woodmansee
4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by City of Mount Vernon