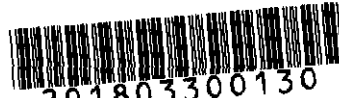


**When recorded return to:**

Ivan Luna Garcia and Maria D. Luna Villalobos  
2008 Pacific Place  
Mount Vernon, WA 98273



Skagit County Auditor  
3/30/2018 Page 1 of 1 \$76.00  
3 11:47AM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620033642

**CHICAGO TITLE**  
020033642

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Miguel Angel Cambron Carrea and Maria Teresa Cambron, 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 Ivan Luna Garcia and Maria D. Luna Villalobos, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 16, "PLAT OF CRESMOOR DIV. NO.2", as per plat recorded in Volume 12 of Plats, page 16, Records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P80755 / 4376-000-016-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20181247  
MAR 30 2018

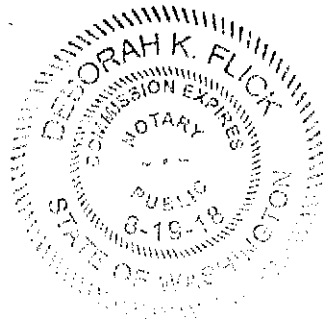
Amount Paid \$ 4900.00  
Skagit Co. Treasurer  
By *BT* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 23, 2018

[Signature]  
Miguel Angel Cambron Correa

[Signature]  
Maria Teresa Cambron



State of Washington

County of Snohomish

I certify that I know or have satisfactory evidence that Miguel Angel Cambron Correa & Maria Teresa Cambron 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: 3/29/2018

[Signature]  
Name: DEBORAH K. FLICK  
Notary Public in and for the State of WA  
Residing at: Arington  
My appointment expires: 8/19/18

**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 **PLAT OF CRESMOOR, DIV. NO. 2:**

Recording No: 878158

2. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, 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: April 10, 1978

Auditor's No(s): 877067, records of Skagit County, Washington

3. Standard Participation Contract of sewer connection, including the terms and conditions thereof;

Recorded: August 8, 1978

Auditor's No.: 885098, records of Skagit County, WA

Between: City of Mount Vernon

And: Dujardin Custom Homes

4. City, county or local improvement district assessments, if any.

5. Assessments, if any, levied by City of Mount Vernon.