

When recorded return to:
Emanuele Celoria and Valencia Gonzalez
2300 Montgomery Place
Mount Vernon, WA 98274


201805150099
05/15/2018 03:53 PM Pages: 1 of 3 Fees: \$76.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034453

CHICAGO TITLE
620034453

STATUTORY WARRANTY DEED

THE GRANTOR(S) Juan Garduno and Roseanna Mondragon, 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 Emanuele Celoria and Valencia Gonzalez, a married couple
and Juan Enrique Gonzalez, a single man

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 5, COLLEGE MEADOWS DIVISION NO. 2, according to the plat thereof recorded in Volume
12 of Plats, pages 42 and 43, records of Skagit County, Washington.

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

Tax Parcel Number(s): P81148 / 4390-000-005-0005

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20182003
MAY 15 2018

Amount Paid \$ 4,722.⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 11, 2018

Juan Garduno
Juan Garduno

Roseanna Mondragon
Roseanna Mondragon

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Juan Garduno and Roseanna Mondragon are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 14, 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

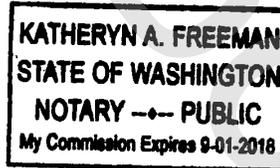


EXHIBIT "A"
Exceptions

1. Agreement, including the terms and conditions thereof; entered into;
By: City of Mount Vernon
And Between: Kerr-Belmark Construction
Recorded: July 17, 1979
Auditor's No. 7907170011, records of Skagit County, Washington
Providing: Sewer connections

2. Covenants and restrictions, BUT OMITTING ANY COVENANT 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 Unites States Code or (b) relates to handicap but does not discriminate against handicap persons.
Recorded: January 17, 1979
Auditor's No.: 894877, records of Skagit County, Washington
Executed by: Kerr-Belmark Construction

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 COLLEGE MEADOWS DIV. NO. 2:

Recording No: 894876

4. Reservations contained in deed:

Recording Date: January 20, 2004
Recording No.: 200401200215
Regarding: Skagit County Right to Farm Ordinance

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

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