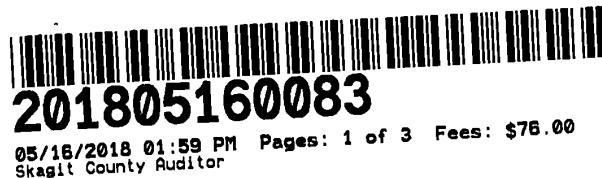


When recorded return to:
Juan Garduno and Roseanna Mondragon
22136 Little Mountain Road
Mount Vernon, WA 98274



Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034330

CHICAGO TITLE
620034330

STATUTORY WARRANTY DEED

THE GRANTOR(S) Troy W. Fair and Kira D. Fair, 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 Juan Garduno and Roseanna Mondragon, a married couple

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

Tract 1 of Short Plat No. 106-79, approved December 4, 1979, and recorded December 7, 1979, under Auditor's File No. 7912070001, in Volume 4 of Short Plats, Page 7, records of Skagit County, Washington, being a portion of the Southwest quarter of the Northwest quarter of Section 35, Township 34 North, Range 4 East, W.M.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P29775 / 340435-2-003-0206

Subject to:

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

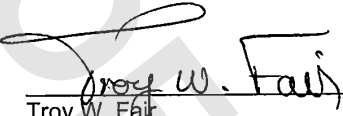
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20182029
MAY 16 2018

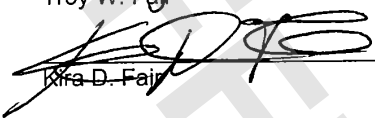
Amount Paid \$ 2853.00
Skagit Co. Treasurer
By *ME* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 15, 2018



Troy W. Fair

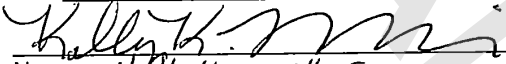


Kira D. Fair

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Troy W. Fair and Kira D. Fair 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: 5-15-18



Name: Kelly K. Miller
Notary Public in and for the State of WA
Residing at: Mount Vernon
My appointment expires: 9-9-2020

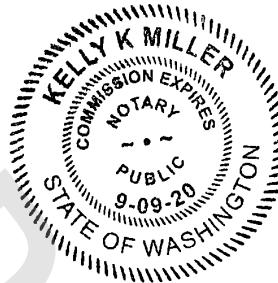


EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: November 12, 1980
Auditor's No.: 8011120023, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
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 SKAGIT COUNTY SHORT PLAT NO. 106-79:

Recording No: 7912070001
3. Low Flow Mitigation Summary including the terms, covenants and provisions thereof

Recording Date: April 27, 2006
Recording No.: 200604270003
4. Protected Critical Area Site Plan including the terms, covenants and provisions thereof

Recording Date: September 6, 2007
Recording No.: 200709060117
5. City, county or local improvement district assessments, if any.