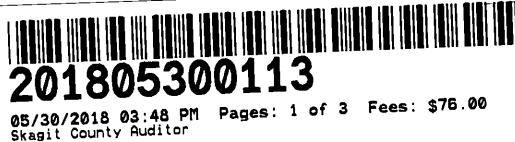


When recorded return to:  
Mark Catubo and Ericka Catubo  
3218 Martin Road  
Mount Vernon, WA 98273

Recorded at the request of:  
Guardian Northwest Title  
File Number: 115803



### Statutory Warranty Deed

115803

GUARDIAN NORTHWEST TITLE CO.

**THE GRANTOR** Norma R. Roque, as her separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Mark Catubo and Ericka Catubo, a married couple** the following described real estate, situated in the County of **Skagit**, State of **Washington**

**Abbreviated Legal:**

Section 16, Township 34 North, Range 4 East, Ptn. NW - NE (aka Lot 2, SP #MV-13-94)

Tax Parcel Number(s): **P107245, 340416-1-003-0403**

Lot 2 of City of Mount Vernon, Short Plat No. MV-13-94, approved February 24, 1995, recorded February 24, 1995, in Volume 11 of Short Plats, pages 185 and 186 under Auditor's File No. 9502240042, being a portion of the Northwest 1/4 of the Northeast 1/4 of Section 16, Township 34 North, Range 4 East, W.M., records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated May 30, 2018

Norma Roque by Ericka Roque as attorney in fact  
Norma R. Roque

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20182255  
MAY 30 2018

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$6,804.60  
Skagit Co. Treasurer  
By Indm Deputy

I certify that I know or have satisfactory evidence that Norma R. Roque, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: \_\_\_\_\_

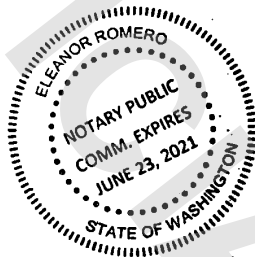
Printed Name: Katie Hickok  
Notary Public in and for the State of Washington  
Residing at \_\_\_\_\_  
My appointment expires: 1/07/2019

STATE OF WASHINGTON, }  
County of Skagit } ss.

## ACKNOWLEDGMENT - Attorney in Fact

On this 30 day of may, 2018, before me personally appeared Jessica Rogue to me known to be the individual who executed the foregoing instrument as Attorney in Fact for Norma R. Rogue and acknowledged that (he/she) signed the same as (his/her) free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.

GIVEN under my hand and official seal the day and year last above written.



Eleanor Romero  
Notary Public in and for the State of Washington,  
residing at Mt. Vernon

My appointment expires 6/23/2021

STATE OF WASHINGTON, }  
County of \_\_\_\_\_ } ss.

## ACKNOWLEDGMENT - Self &amp; Attorney in Fact

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_, before me personally appeared \_\_\_\_\_ to me known to be the individual described in and who executed the foregoing instrument for \_\_\_\_\_ self and as Attorney in Fact for \_\_\_\_\_ and acknowledged that \_\_\_\_\_ signed and sealed the same as \_\_\_\_\_ free and voluntary act and deed for \_\_\_\_\_ self and also as \_\_\_\_\_ free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

GIVEN under my hand and official seal the day and year last above written.

\_\_\_\_\_  
Notary Public in and for the State of Washington,  
residing at \_\_\_\_\_

My appointment expires \_\_\_\_\_

This jurat is page \_\_\_\_\_ of \_\_\_\_\_ and is attached to \_\_\_\_\_ dated \_\_\_\_\_

**Exhibit A****EXCEPTIONS:****A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Public Utility District No. 1 of Skagit County, Washington  
Recorded: April 25, 1978  
Auditor's No. 878170  
Purpose: The right to lay, maintain, operate, relay and remove at any time a pipe or pipes, line or lines for the transportation of water, and if necessary said lines, with right of ingress and egress to and from the same  
Area Affected: North 10 feet

**B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:**

Name: Short Plat No. MV-13-94  
Recorded: February 24, 1995  
Auditor's No.: 9502240042