

When recorded return to:

Francisco Herrera-Rojas and Esther Garcia
3623 Tundra Court
Mount Vernon, WA 98273



201806050075

08/08/2018 03:31 PM Pages: 1 of 5 Fees: \$78.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034028

CHICAGO TITLE

620034028

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert Joseph Briggs, III and Heather N. Briggs, 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 Francisco Herrera-Rojas and Esther Garcia, husband and wife

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

Lot 40, "PLAT OF TRUMPETER MEADOWS," as per plat recorded on October 12, 2005, under
Auditor's File No. 200510120048, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

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

Tax Parcel Number(s): P123502 / 4872-000-040-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201806050075
JUN 05 2018

Amount Paid \$ **579.00**
Skagit Co. Treasurer
By **ME** Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: May 29, 2018

Robert Joseph Briggs, III
Robert Joseph Briggs, III

Heather N. Briggs

State of

VA
CITY of POCKMOUTH, VA

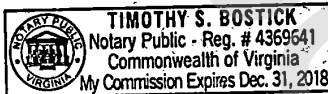
I certify that I know or have satisfactory evidence that

ROBERT JOSEPH BRIGGS, III
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:

6/2/18

Timothy S. Bostick
Name: TIMOTHY S. BOSTICK
Notary Public in and for the State of VA
Residing at: 116 FREMONT ST. NORTON, VA 23504
My appointment expires: 12/31/18



STATUTORY WARRANTY DEED
(continued)

Dated: May 29, 2018

Robert Joseph Briggs, IIIHeather N. BriggsState of OregonCounty Douglas of Douglas

I certify that I know or have satisfactory evidence that

Heather N. Briggs

(~~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: 06/01/2018
Name: Michelle R. SpierNotary Public in and for the State of OregonResiding at: Douglas Co., OregonMy appointment expires: 04/10/2020

EXHIBIT "A"

Exceptions

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: June 8, 1906
Auditor's No.: 57557, records of Skagit County, Washington
Executed By: State of Washington
2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: June 22, 1979
Auditor's No(s): 7906220042, records of Skagit County, Washington
In favor of: Public Utility District No. 1
For: Water pipelines
3. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Auditor's No.: 64282, records of Skagit County, Washington
Executed By: State of Washington
4. Standard Participation contract (Regarding Sewers), including the terms and provisions thereof:

Recording Date: July 19, 1979
Recording No.: 7907190021
5. 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 TRUMPETER MEADOWS
Recording No: 200510120048

EXHIBIT "A"Exceptions
(continued)

6. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant 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 law;
Recorded: February 22, 2006
Auditor's No(s).: 200602220046, records of Skagit County, Washington
Executed by: Landmark Building and Development
7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: February 22, 2006
Auditor's No(s).: 200602220046, records of Skagit County, Washington
Imposed By: Landmark Building and Development
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Mount Vernon.
10. Assessments, if any, levied by Landmark Building and Development Inc..