

When recorded return to:
Guillermina Bazante-Hernandez
13208 Parkhurst Lane
Mount Vernon, WA 98273



201806070053

06/07/2018 03:28 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034632

CHICAGO TITLE
620034632

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kathryn L. Navarro, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Guillermina Bazante-Hernandez, an unmarried woman and Marina Hernandez-Bazante, a married person as her separate estate

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

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

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

Lot(s): 1 SKAGIT COUNTY SHORT PLAT NO. 109-78

Tax Parcel Number(s): P62167 / 3864-001-000-1906,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 2449
JUN 07 2018

Amount Paid \$ 4063.40
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 5, 2018

X Kathryn L. Navarro
Kathryn L. Navarro

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Kathryn L. Navarro
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: 6/6/18

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Warysville, WA
My appointment expires: 10/1/2019

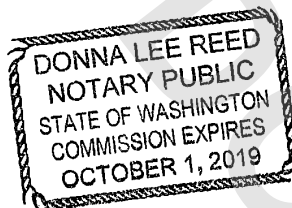


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P62167 / 3864-001-000-1906

PARCEL A:

Tract 1 of SHORT PLAT NO. 109-78, approved February 7, 1979 and recorded February 7, 1979, in Volume 3 of Short Plats, page 68, under Auditor's File No. 896297, records of Skagit County, Washington; being a portion of Block 1, BINGHAM ACREAGE, according to the plat thereof recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

Together with a non-exclusive easement for ingress, egress and utilities over and across a private 60 foot road right-of-way with a 45 foot radius as delineated on the face of Short Plat No. 109-78 approved February 7, 1979 and recorded February 7, 1979, in Volume 3 of Short Plats, page 68, under Auditor's File No. 896297, records of Skagit County, Washington.

Situated in Skagit County, Washington

EXHIBIT "B"

Exceptions

1. 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. 109-78:

Recording No: 896297

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 24, 1948
Auditor's No(s): 425321, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: April 10, 1979
Auditor's No(s): 7904100049, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County
For: Pipe or pipes, line or lines for the transportation of water
4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: September 30, 2011
Recording No.: 201109300009
Matters shown: Possible encroachment along the North boundary of said premises
5. City, county or local improvement district assessments, if any.