

When recorded return to:
Nicole Marie Araiza
315 South 29th Place
Mount Vernon, WA 98274



201806210040

06/21/2018 11:28 AM 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.: 620034749

CHICAGO TITLE
620034749

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jolina Lee Estes, Trustee of The Jolina Lee Estes Living Trust .

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Nicole Marie Araiza, an unmarried woman and Jonathan Eduardo Cortazar, an unmarried man

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.)

PTN NE SW, 21-34-04

Tax Parcel Number(s): P27006 / 340421-0-023-0004

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20182687
JUN 21 2018

Amount Paid \$4,679.¹⁰
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: June 5, 2018

The Jolina Lee Estes Living Trust

BY: Jolina Lee Estes, TrusteeJolina Lee Estes
TrusteeState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jolina Lee Estes is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as Trustee of The Jolina Lee Estes Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

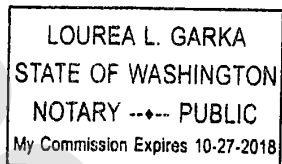
Dated: June 5, 2018Lourea L. GarkaName: Lourea L. GarkaNotary Public in and for the State of WaResiding at: ArlingtonMy appointment expires: 10/27/2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P27006 / 340421-0-023-0004

That portion of the East Half of the East Half of the Northeast Quarter of the Southwest Quarter of Section 21, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of said subdivision, a distance of 705 feet South of the North line thereof;

Thence South along said West line, a distance of 75 feet;

Thence East parallel with the North line of said Northeast Quarter of the Southwest Quarter, a distance of 135 feet;

Thence North parallel with said West line, a distance of 75 feet;

Thence West a distance of 135 feet to the point of beginning;

(Also known as Lot 26 of unrecorded plat of Cedar Crest Addition to Mount Vernon.)

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Exceptions and reservations as contained in Deed
Recorded: August 21, 1990
Auditor's File No.: 9008210077, records of Skagit County, Washington
As Follows: No modular home to be placed on the lot. Minimum living area of home to be 1,250 square feet
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: December 22, 1990
Recording No.: 9001220018
Affects: Portion of said premises
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 24, 1990
Auditor's No(s): 9007240007, records of Skagit County, Washington
In favor of: Lots 18 through 33, Cedar Crest Add. To Mount Vernon
For: Maintaining storm drainage
Affects: West 10 feet of said premises
4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by City of Mount Vernon.