

When recorded return to:  
Arcadio Gonzalez Perez and Beatriz Flores Vivar  
2018 Fowler Street  
Mount Vernon, WA 98274



**201807260100**

07/26/2018 03:49 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.: 620034872

CHICAGO TITLE CO.  
**620034872**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Nicole Mcneil and Justin Mcneil, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Arcadio Gonzalez Perez and Beatriz Flores Vivar, a married  
couple

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): 4 HILLCREST ESTATES II

Tax Parcel Number(s): P100493 / 4563-000-004-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

**201807260100**  
JUL 26 2018

Amount Paid \$ **446.00**  
By **MA** Skagit Co. Treasurer  
Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 24, 2018



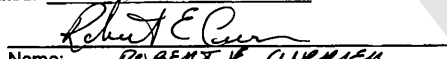
Nicole Mcneil



Justin Mcneil

State of WASHINGTON  
County of ~~SKAGIT~~ PIERCE

I certify that I know or have satisfactory evidence that Nicole Mcneil and Justin Mcneil 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: 7/25/18  
Name: ROBERT E. CURRIER  
Notary Public in and for the State of WA  
Residing at: RENTON, WA  
My appointment expires: 11/2/21

ROBERT E CURRIER  
Notary Public  
State of Washington  
My Appointment Expires  
Nov 2, 2021

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P100493 / 4563-000-004-0003**

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Lot 4, HILLCREST ESTATES II, according to the plat thereof recorded in Volume 14 of Plats, pages 199 through 201, records of Skagit County, Washington.

Situated in Skagit County, Washington.

**EXHIBIT "B"****Exceptions**

1. Easement, including the terms and conditions thereof, granted by instrument;  
 Recorded: August 13, 1991  
 Auditor's No.: 9108130095, records of Skagit County, Washington  
 In favor of: Puget Sound Power & Light Company, a Washington corporation  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects: The North 10 feet of said premises
  
2. 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 HILLCREST ESTATES II:  
  
 Recording No: 9110100008
  
3. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
 Recorded: December 11, 1990, October 10, 1991 and December 2, 1991  
 Auditor's No.: 9012110027, 9110100009 and 9112020063, records of Skagit County, Washington  
 Executed By: Ware Properties, Inc.
  
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
 Granted to: City of Mount Vernon  
 Purpose: Sewer line  
 Recording Date: April 9, 1991  
 Recording No.: 9104090033  
 Affects: Westerly portion of said premises
  
5. City, county or local improvement district assessments, if any.
  
6. Assessments, if any, levied by City of Mount Vernon.