


WHEN RECORDED RETURN TO:  
Name: Jose Torres and Cecilia Torres  
Address: 701 N. 18th Street  
Mount Vernon, WA 98273

  
**201809060107**  
09/06/2018 03:01 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

Escrow Number: 742895RT  
Filed for Record at Request of: *Rainier Title, LLC*

**Land Title and Escrow STATUTORY WARRANTY DEED**

01-168863-0

THE GRANTOR(S), Israel Villaseñor and Melissa L. Bader, husband and wife, for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Jose Torres and Cecilia Torres, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington:

The North ½ of Lot 3, "VIEW CREST ADDITION, MOUNT VERNON, WASHINGTON," as per plat recorded in Volume 7 of Plats, page 80, records of Skagit County, Washington.

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

Situate in the County of Skagit, State of Washington.

**Subject to: See attached Exhibit A, which is made a part hereof by this reference.**

Abbreviated Legal: Ptn Lot 3, View Crest Add. To Mount Vernon

Tax Parcel Number(s): P54686

Dated: August 30, 2018

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20183962  
SEP 06 2018

Amount Paid \$ 4680.17  
Skagit Co. Treasurer  
By HB Deputy

*Signature and Notary follow on next page*

LPB 10-05 (I-I)

*This page is attached to and made a part of the Statutory Warranty Deed*



Israel Villasenor



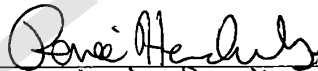
Melissa L. Bader

STATE OF Washington

ss.

COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that **Israel Villasenor and Melissa L. Bader** is are the person(s) who appeared before me, and said person acknowledged that he/she they signed this instrument and acknowledged it to be his/her their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9-04, 2018Name: Renee HendricksNotary Public in the State of WashingtonResiding in EverettMy Commission Expires: 08-09-2021

**Exhibit A****Subject To:****A. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:**

Plat/Short Plat: Plat of View Crest Addition, Mount Vernon,  
Washington  
Recorded: January 17, 1958  
Auditor's No.: 560797

**B. MATTERS DISCLOSED BY RECORD OF SURVEY:**

Recorded: September 8, 2000  
Auditor's File No.: 200009080049  
Affects: A portion of subject property and other lands

**C. COVENANTS, CONDITIONS AND RESTRICTIONS, CONTAINED IN DEED:**

Recorded: January 10, 2003  
Auditor's No.: 200301100292  
As Follows:

"Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance."

**End of Exhibit A**