

When recorded return to:
Gilberta D. Manzano-Torres

1045 Crystal Court
Burlington, WA 98233



201809100148

09/10/2018 03:45 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035461

CHICAGO TITLE
6200 35461

STATUTORY WARRANTY DEED

THE GRANTOR(S) Stephen D. Wallace, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Gilberta D. Manzano-Torres, a single woman and Salvador
Cruz Herrera, a single man

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

Lot 12, PLAT OF SAHLBOM ANNEX, according to the plat thereof recorded in Volume 15 of Plats,
pages 179 and 180, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 4013
SEP 10 2018

Tax Parcel Number(s): P106885 / 4631-000-012-0001

Amount Paid \$ 5202.60

Skagit Co. Treasurer

By HB Deputy

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 6, 2018

Stephen D. Wallace
Stephen D. WallacePeggy Wallace
Peggy A. WallaceState of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that
Stephen D. Wallace and Peggy A. Wallace
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: 9-7-18

Andrea J. Martin
Name: ANDREA J. MARTIN
Notary Public in and for the State of Washington
Residing at: Burlington
My appointment expires: 10-10-19

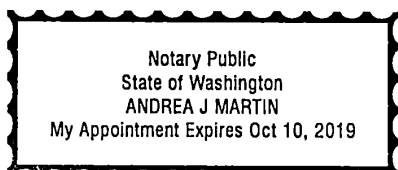


EXHIBIT "A"

Exceptions

1. 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 SAHLBOM ANNEX:**

Recording No: 9407180093

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.
Recording Date: March 29, 1994
Recording No.: 9403290131

3. 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 **SHORT PLAT NO. 1-77:**

Recording No: 849640

4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by City of Burlington.