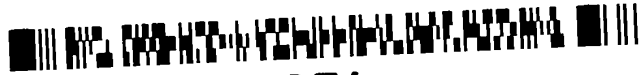


When recorded return to:  
Thomas Henry Fitzgerald, Jr  
Mary A. Fitzgerald  
2225 East Fir Street  
Mount Vernon, WA 98273



**201809140051**

09/14/2018 11:38 AM 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

**CHICAGO TITLE**  
620035869

Escrow No.: 620035869

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Karla D. Munoz, a married woman as her 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 Thomas Henry Fitzgerald, Jr and Mary A. Fitzgerald, husband  
and wife

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 11, COLLEGE GLEN, according to the plat thereof recorded in Volume 11 of Plats, page 14,  
records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P78821 / 4228-000-011-0005,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20184077  
SEP 14 2018

Amount Paid \$15077  
By Skagit Co. Treasurer  
Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 12, 2018

Karla D. Munoz  
Karla D. Munoz

David A. Sepulveda  
David A. Sepulveda

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Karla D. Munoz and David A. Sepulveda 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: September 12, 2018

Jana K Quinn  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2019

JANA K QUINN  
Notary Public  
State of Washington  
My Commission Expires  
June 29, 2019

**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 COLLEGE GLEN:

Recording No: 818365

2. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;  
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed  
From: The State of Washington  
Recorded: January 3, 1911  
Auditor's No.: 82660 and 82667, records of Skagit County, Washington
3. Assessments, if any, levied by City of Mount Vernon.
4. City, county or local improvement district assessments, if any.