

When recorded return to:  
Rafael Cisneros  
18175 Moores Garden Road  
Mount Vernon, WA 98273



**201809180093**

09/18/2018 03:45 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Escrow No.: 620035315

**CHICAGO TITLE**

620035315

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Daniel L. Stepura, 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 Rafael Cisneros, an unmarried person

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 MOORES' GARDEN PLAT and Ptn. G.L. 1, 19-34-4

Tax Parcel Number(s): P67534 / 3958-000-004-0010

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018 4143  
SEP 18 2018

Amount Paid \$ 4668.60  
Skagit Co. Treasurer  
By HB Deputy

**STATUTORY WARRANTY DEED**  
(continued)

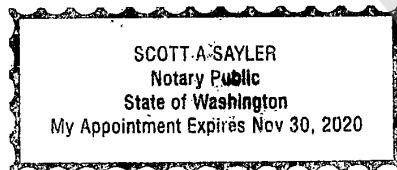
Dated: September 12, 2018

Daniel L. Stepura  
Daniel L. StepuraJennifer Stepura  
Jennifer StepuraState of Washington  
County of Snohomish

I certify that I know or have satisfactory evidence that  
Daniel L. Stepura Jennifer Stepura  
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 17, 2018

Scott A. Saylor  
Name: Scott A. Saylor  
Notary Public in and for the State of WA.  
Residing at: Everett  
My appointment expires: 11/30/20



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P67534 / 3958-000-004-0010**

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**PARCEL "A":**

Lot 4, "MOORES' GARDEN PLAT", as per plat recorded in Volume 7 of Plats, page 10, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

That portion of the following described tract lying between the Northwesterly extension of the Southwesterly and Northeasterly lines of Lot 4, "MOORES' GARDEN PLAT", as per plat recorded in Volume 7 of Plats, page 10, records of Skagit County, Washington.

That portion of Government Lot 1, Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 863.35 feet South of the Northwest corner of said Section 19;  
thence North 55°28'30" East 1,369.67 feet to the most Northerly corner of Lot 1, "MOORES' GARDEN PLAT", as per plat recorded in Volume 7 of Plats, page 10, records of Skagit County, Washington;  
thence North 52°02'30" West to the Northerly line of that certain tract conveyed to Clinton Vaux, et al, by Deed dated November 23, 1949, recorded December 1, 1949, under Auditor's File No. 438862;  
thence South 55°28'30" West along said Northerly line to the West line of said Section 19;  
thence South along said West line to the point of beginning.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"**

Exceptions

1. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: July 23, 1954

Recording No.: 504323

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 5, 1973

Recording No.: 792954

2. City, county or local improvement district assessments, if any.