

When recorded return to:
Roger Johnson and Lisbeth Johnson
11203 State Route 532
Stanwood, WA 98292



201810010139

10/01/2018 11:31 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

Escrow No.: 620036169

CHICAGO TITLE
620036169

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tony Fuentes and Lynnette Fuentes, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Roger Johnson and Lisbeth Johnson, a married couple

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

Lot 4, SKAGIT COUNTY SHORT PLAT NO. 95-002, as approved December 1, 1995, and recorded December 14, 1995, in Volume 12 of Short Plats, page 53, under Auditor's File No. 9512140103, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Southeast Quarter of Section 32, Township 33, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P108033 / 330432-4-002-0400

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20184360
OCT 01 2018

Amount Paid \$ 6591.00
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 25, 2018

Tony Fuentes
Tony Fuentes
Lynnette Fuentes
Lynnette Fuentes

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Tony Fuentes and Lynnette Fuentes 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: September 28, 2018

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Burlington
My appointment expires: 10/27/2018

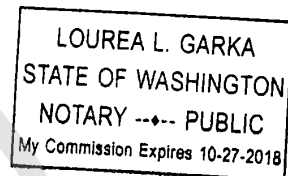


EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 SKAGIT COUNTY SHORT PLAT NO. 95-002:

Recording No: 9512140103

2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: December 14, 1995

Recording No.: 9512140103

Matters shown: Possible encroachment of a fenceline onto the property to the South by varying amounts

3. Non-exclusive easement and maintenance declaration including the terms, covenants and provisions thereof ;

Executed By: Hector J. Lagasse et ux

Recorded: December 14, 1995

Auditor's No.: 9512140104, records of Skagit County, Washington

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