

When recorded return to:
Ruben Ochoa-Alvarez and Jessica Maldonado Cruz
1901 E. Viewmont Drive
Mount Vernon, WA 98273

201810030059
10/03/2018 03:27 PM Pages: 1 of 2 Fees: \$100.00
Skagit County Auditor

Recorded at the request of:
Guardian Northwest Title
File Number: 116545

Statutory Warranty Deed

116545
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Jeffrey A. Johnson and Teresa D. Johnson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ruben Ochoa-Alvarez and Jessica Maldonado Cruz, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Lot 6, Bel-Air Manor Seventh Add

Tax Parcel Number(s): P78376, 4216-000-006-0006

Lot 6, "BEL-AIR MANOR SEVENTH ADDITION", as per plat recorded in Volume 10 of Plats, page 64, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 9-26-18

Jeffrey A. Johnson
Teresa D. Johnson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20184401
OCT 03 2018
Amount Paid \$ 4686.40
Skagit Co. Treasurer
By HB Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jeffrey A. Johnson and Teresa D. Johnson, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/hers/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 9-26-18

Elizabeth Galbreath
Notary Signature
Printed Name: Elizabeth Galbreath
Notary Public in and for the State of Washington
Residing at Camano Island
My appointment expires: 3-20-21

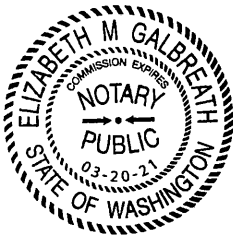


Exhibit A**EXCEPTIONS:**

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: March 27, 1974
Recorded: March 27, 1974
Auditor's No.: 798389
Executed By: Myron J. Thomas and Helen Thomas, Kenneth N. Thomas and Ruth M. Thomas, Glen Thomas and Rose Thomas, owners of Bel-Air Manor Fifth, Sixth and Seventh Additions to the City of Mount Vernon

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Bel-Air Manor Seventh Addition
Recorded: March 26, 1974
Auditor's No: 798318

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".