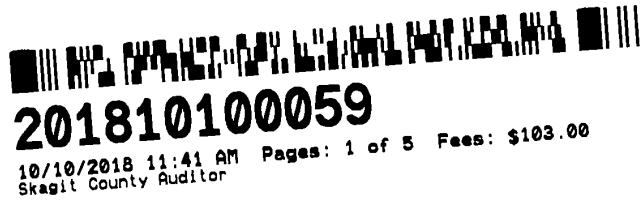


When recorded return to:
Nicolas Bueno and Maria Bueno
9557 Columbia Way
Sedro Woolley, WA 98284



Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036299

CHICAGO TITLE
6200 36299

STATUTORY WARRANTY DEED

THE GRANTOR(S) Public Hospital District #304 Skagit County, Washington, a Municipal Corporation
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Nicolas Bueno and Maria Bueno, a married couple

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): 3 SKAGIT COUNTY SHORT PLAT NO. PL-06-0343 Tax/Map ID(s):

Tax Parcel Number(s): P125365 / 350427-2-015-1200,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 4490

OCT 10 2018

Amount Paid \$2408.00
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 2, 2018

Public Hospital District #304

BY: Ted Brockmann
Ted Brockman
Superintendent and CFOState of WASHINGTON
County of SkagitI certify that I know or have satisfactory evidence that Ted Brockmann

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Superintendent and CFO of Public Hospital District #304 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/4/18

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marystown, WA
My appointment expires: 10/1/2019

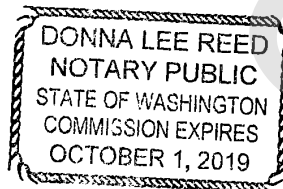


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P125365 / 350427-2-015-1200

Lot 3, Skagit County Short Plat No. PL-06-0343, approved December 11, 2006, and recorded December 12, 2006 under Auditor's File No. 200612120130, records of Skagit County, Washington; being a portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 27, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: November 14, 1963
 Auditor's No(s).: 643177, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances

2. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: October 26, 1992
 Auditor's No(s).: 9210260016, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances

3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: November 19, 1992
 Auditor's No(s).: 9211190049, records of Skagit County, Washington
 In favor of: M. Kelly Schols and Heather L. Schols
 For: Ingress, egress and access
 Affects: The Southerly 20 feet of the Easterly 165 feet of said premises

4. 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 SKAGIT COUNTY SHORT PLAT NO. 95-029:

 Recording No: 9512290029

5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: January 21, 2003
 Auditor's No(s).: 200301210019, records of Skagit County, Washington
 In favor of: Vern C. Mast and Colleen M. Mast
 For: Utilities

6. 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 SKAGIT COUNTY SHORT PLAT NO. 06-343:

EXHIBIT "B"Exceptions
(continued)

Recording No: 200612120130

7. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
- Recording Date: December 12, 2006
Recording No.: 200612120130
Matters shown: Encroachment of a fence onto the Southerly portion of said premises as delineated
8. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: December 12, 2006
Auditor's No(s): 200612120132, records of Skagit County, Washington
In favor of: Skagit County
For: Protected Critical Area
9. Variance including the terms, covenants and provisions thereof
- Recording Date: November 4, 1992
Recording No.: 9211040032
10. Quit Claim Deed for Boundary Line Adjustment including the terms, covenants and provisions thereof
- Recording Date: January 10, 2001
Recording No.: 200101100168
- This Boundary Line Adjustment is not for the purpose of creating an additional building lot
11. Lot Certification including the terms, covenants and provisions thereof
- Recording Date: October 16, 2006 and December 12, 2006
Recording No.: 200610160190 and 200612120131