

When recorded return to:  
Alfredo Lopez Cruz  
721 N 16th Street  
Mount Vernon, WA 98273

  
**201811090062**  
11/09/2018 11:26 AM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

2150 North 107th St. Suite 310  
Seattle, WA 98133

Escrow No.: 0136859-OC

**CHICAGO TITLE**  
620036405

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Michael Snitko, a married man 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 Alfredo Lopez Cruz, a single person and Gloria C. Gonzalez Aureliano Lopez Sanchez, wife and husband

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

Lot 7, Block 1, MOUNT VERNON HEIGHTS ADDITION, MOUNT VERNON, WASH., as per plat recorded in Volume 5 of Plats, Page 47, records of Skagit County, Washington. Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P53865

Subject to:

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20184958  
NOV 09 2018

Amount Paid \$ 6,233.22  
Skagit Co. Treasurer  
By *mm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 26, 2018

Michael Snitko  
Michael Snitko

State of WASHINGTON  
County of ~~Spokane~~ Snohomish

I certify that I know or have satisfactory evidence that Michael Snitko is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 1, 2018

Cheryl A. Goodwin  
Name: CHERYL A. GOODWIN  
Notary Public in and for the State of WASHINGTON  
Residing at: EVERETT, WA  
My appointment expires: 2-24-21



**EXHIBIT A  
EXCEPTIONS**

**Order No.:** 0136859-OC

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 Plat of Mount Vernon Heights Addition to Mount Vernon:

Recording No: 394887

2. 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: February 20, 1947  
Recording No.: 401191

3. 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: January 1, 1948  
Recording No.: 417681

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

Recording Date: June 6, 2013  
Recording No.: 201306060046  
Matters shown: fence lines

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

7. Assessments, if any, levied by the City of Mount Vernon.