

When recorded return to:  
Cesar Espinoza Velazquez  
Elizabeth Espinoza  
2300 Martin Road  
Mount Vernon, WA 98273



**201812100081**

12/10/2018 11:23 AM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620036646

**CHICAGO TITLE**

620036646

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Tim E. Collins and Ashley M. Collins, 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 Cesar Espinoza Velazquez and Elizabeth Espinoza, 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): 10 SUNSET VIEW, DIV. 1

Tax Parcel Number(s): P81918 / 4415-000-010-0009

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018 5372  
DEC 10 2018

Amount Paid \$ 4,987.22  
Skagit Co. Treasurer  
By *MAM* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: December 3, 2018

*Tim Collins*

\_\_\_\_\_  
Tim E. Collins

\_\_\_\_\_  
Ashley M. Collins

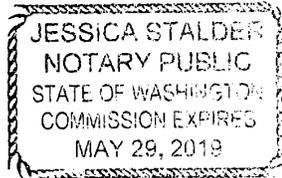
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

Tim E. Collins

are the person(s) who appeared before me, and said person(s) acknowledged that  
 (he/she/they) signed this instrument and acknowledged it to be  (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 12/3/18



*Jessica Stalder*  
Name: Jessica Stalder  
Notary Public in and for the State of WA  
Residing at: Mt Vernon, WA  
My appointment expires: 5/29/19

STATUTORY WARRANTY DEED  
(continued)

Dated: December 3, 2018

Tim Collins  
Tim E. Collins

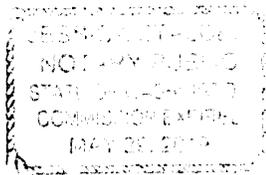
Ashley M. Collins  
Ashley M. Collins

State of Washington  
County of Skagit

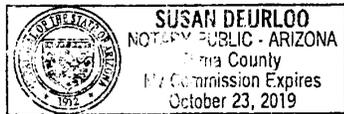
I certify that I know or have satisfactory evidence that

Tim E. Collins  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

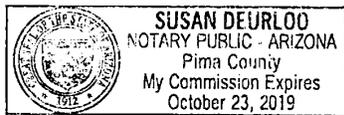
Dated: 12/3/18



Jessica Stalder  
Name: Jessica Stalder  
Notary Public in and for the State of WA  
Residing at: Milwauon WA  
My appointment expires: 5/29/19



State of Arizona County of Pima  
The foregoing instrument was acknowledged  
before me this 5<sup>th</sup> day of Dec, 2018  
Notary Public Susan Deurloo  
My commission Expires 10/23/19



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P81918 / 4415-000-010-0009**

Tract 10, Plat of Sunset View, Division No. 1, according to the plat thereof, recorded in Volume 12 of Plats, Page 86, records of Skagit County, Washington.

Situate in Skagit County, Washington

**EXHIBIT "B"**  
Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry TOGETHER WITH the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in deed  
  
Grantor: State of Washington  
Recorded: July 17, 1925  
Recording No.: 185839  
Affects: Said premises and other property
  
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Public Utility District No. 1 of Skagit County  
Purpose: Pipeline  
Recording Date: May 11, 1978  
Recording No.: 880140  
Affects: A portion of said plat
  
3. 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 SUNSET VIEW, DIVISION NO. 1:**  
  
Recording No: 7911050053
  
4. Agreement including the terms, covenants and provisions thereof;  
  
Executed by: City of Mount Vernon, et al  
Recording Date: September 21, 1982  
Recording No.: 8209210021  
Providing: Standard Participation Contract for sewer connection
  
5. City, county or local improvement district assessments, if any.
  
6. Assessments, if any, levied by City of Mount Vernon.