

When recorded return to:
TBBV LLC, A Washington Limited Liability
Company
588 Rose Lane
Burlington, WA 98233



201812270083

12/27/2018 03:41 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 620034512

CHICAGO TITLE CO.
620034512

STATUTORY WARRANTY DEED

THE GRANTOR(S) Christina M Padilla, Who acquired title as Christine M. Hensrude, As her 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 TBBV LLC, A Washington Limited Liability Company

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

Tract B, MOUNT VERNON SHORT PLAT NO. MV13-81, approved August 28, 1981, and recorded September 1, 1981, in Volume 5 of Short Plats, page 123, under Auditor's File No. 8109010002, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Northeast Quarter of Section 18, Township 34 North, 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): P26242/ 340418-1-008-0006

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20185611
DEC 27 2018

Amount Paid \$21,365.⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 14, 2018

Christina M. Padilla
Christina M Padilla

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that

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

Dated: 12/24/2018

Candy Lara
Name: Candy Lara
Notary Public in and for the State of WA
Residing at: Bothell
My appointment expires: 9-19-21

EXHIBIT "A"
Exceptions

1. Relinquishment of all existing, future, or potential easements for access, light, view, and air AND of all rights of Ingress, egress, and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed
Recorded: July 26, 1954
Auditor's No.: 504385, records of Skagit County, WA
To: State of Washington
2. 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 MOUNT VERNON SHORT PLAT NO. MV13-81:

Recording No: 8109010002
3. Agreement, including the terms and conditions thereof, entered into
By: City of Mount Vernon
And between: Robert VanBurkleo and Kurt VanBurkleo
Recorded: April 29, 1986
Auditor's No.: 8604290037, records of Skagit County, WA
Providing: No protest agreement
4. Unrecorded leasehold interests, rights of tenants and parties in possession, rights of vendors to remove trade fixtures and rights of those parties secured under the Uniform Commercial Code, if any.
5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by City of Mount Vernon.