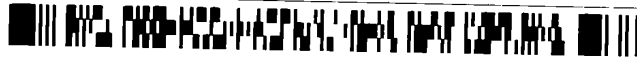


When recorded return to:  
Monica C. Ingram

795 Captiva Circle  
Corona, CA 92882



**201901040032**

01/04/2019 11:33 AM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**

W20037002

Escrow No.: 620037002

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Juan Cerna Anaya, an unmarried man who aquired title as Juan Cerna  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Monica C. Ingram and, a married woman as her separate  
estate

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 6 of Avon Acres First Addition, as per plat recorded in Volume 7 of Plats, page 93, records of  
Skagit County, Washington.

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

Tax Parcel Number(s): P61903

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

201932  
JAN 04 2019

Amount Paid \$ 2,675.00  
Skagit Co. Treasurer  
By *mm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: December 28, 2018

Juan Cerna Anaya by Sandra  
Elizabeth Cerna De Ruiz,  
his attorney in fact

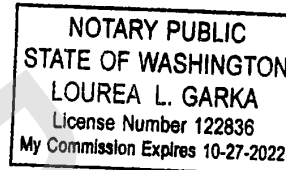
Juan Cerna Anaya by Sandra Elizabeth Cerna De Ruiz, his attorney in fact

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Sandra Elizabeth Cerna De Ruiz is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Juan Cerna Anaya and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 28, 2018

Lourea L. Garka  
Name: Lourea L. Garka  
Notary Public in and for the State of WA  
Residing at: Arlington,  
My appointment expires: 10/27/2022



**EXHIBIT "A"**  
Exceptions

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 Avon Acres 1st.
2. Title Notification  
  
Recording Date: May 17, 2004  
Recording No.: 200405170259
3. Title Notification - Special Flood Hazard Area  
  
Recording Date: May 17, 2004  
Recording No.: 200405170260
4. Title Notification, and the terms and conditions thereof:  
Recorded: May 19, 2004  
Recording No.: 200405190076
5. Title Notification - Special Flood Hazard Area  
  
Recording Date: May 19, 2004  
Recording No.: 200405190077