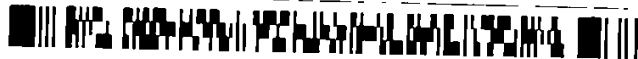


When recorded return to:
Taylor D. Vidor and Maria M. Vidor
19843 County Line Road
Stanwood, WA 98292



201902220008

02/22/2019 09:36 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037056

CHICAGO TITLE

020037056

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joshua Marquez and Jenifer L. Marquez, a married couple, as to Parcel A, and Kevin T. Duncan and Vicki L. Duncan, a married couple, as to Parcel B

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Taylor D. Vidor and Maria M. Vidor, 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: Lots 2 & 3, Shore Plat # PLOY-0881
ptn. 32-33-4

Tax Parcel Number(s): P122787/ 330432-4-006-0302, P122788/ 330432-4-006-0401,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 600

FEB 22 2019

Amount Paid \$ 13399.50

Skagit Co. Treasurer

By

BT

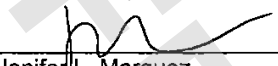
Deputy

STATUTORY WARRANTY DEED
(continued)

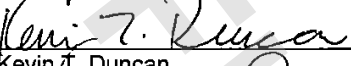
Dated: February 6, 2019




Joshua Marquez



Jenifer L. Marquez



Kevin T. Duncan

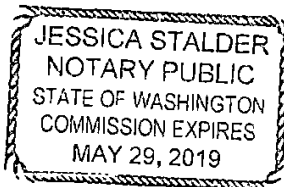
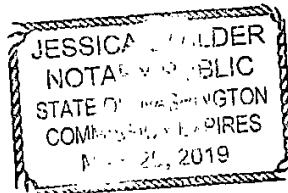


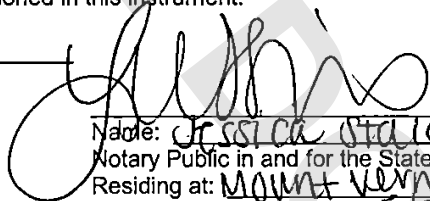
Vicki L. Duncan

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Joshua Marquez & Jenifer Marquez & Kevin Duncan & Vicki
is/are the person(s) who appeared before me, and said person(s) acknowledged that Duncan
(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: 2/14/19





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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P122787/ 330432-4-006-0302, P122788/ 330432-4-006-0401 and

PARCEL A:

LOT 2 OF SHORT PLAT NUMBER PL04-0881, APPROVED JUNE 2, 2005, RECORDED JUNE 3, 2005, UNDER AUDITOR'S FILE NO. 200506030115, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF SECTION 32, TOWNSHIP 33 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

TOGETHER WITH THE 20 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DELINEATED ON THE FACE OF SAID SHORT PLAT NUMBER PL04-0881.

PARCEL B:

LOT 3 OF SHORT PLAT NUMBER PL04-0881, APPROVED JUNE 2, 2005, RECORDED JUNE 3, 2005, UNDER AUDITOR'S FILE NO. 200506030115, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF SECTION 32, TOWNSHIP 33 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

TOGETHER WITH THE 20 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DELINEATED ON THE FACE OF SAID SHORT PLAT NUMBER PL04-0881.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: S.O. Lean
Purpose: Private road right of way
Recording Date: May 31, 1906
Recording No.: 57422
2. 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. 59-75:

Recording No: 892752
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Ingress and egress
Recording No.: 9003200058
Affects: Portion of said premises and other property
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. PL04-0881:

Recording No: 200506030115
5. Plat Lot of Record Certification and the terms and condition thereof

Recording Date: July 1, 2005
Recording No.: 200507010135
6. City, county or local improvement district assessments, if any.