

When recorded return to:
Morris Paul Stanle
816 North Laventure Road
Mount Vernon, WA 98273

201902270100
02/27/2019 03:31 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE
420037136

Escrow No.: 620037136

STATUTORY WARRANTY DEED

THE GRANTOR(S) Francisco Gonzalez - Personal Representative of the Estate of Sofia Ibarra De Gonzalez

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Morris Paul Stanley, a single man

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.)

Unit(S): LOT 3, LA VENTURE MEADOWS, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 11 OF PLATS, PAGE 77

Tax Parcel Number(s): P80180 / 4360-000-003-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 27 2019

Amount Paid \$ 4277.00
By *MA* Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: February 19, 2019

Estate of Sofia Ibarra De Gonzalez

BY: Francisco Gonzalez personal representative
Francisco Gonzalez - Personal Representative

State of Washington
County of Whatcom

I certify that I know or have satisfactory evidence that Francisco Gonzalez Personal Representative
Representative

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of Estate of Sofia Ibarra De Gonzalez to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 02/25/19

Robert Russell Kihm
Name: Robert Russell Kihm
Notary Public in and for the State of WA.
Residing at: Bellingham
My appointment expires: 08/31/2019

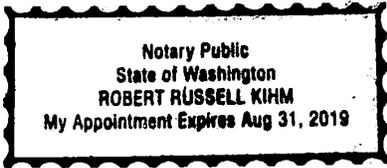
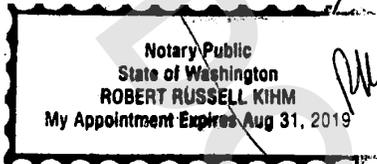


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P80180 / 4360-000-003-0003

LOT 3, LA VENTURE MEADOWS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 77, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE WEST 6 FEET OF SAID LOT, LYING ADJACENT TO AND PARALLEL WITH THE ~~EAST~~ RIGHT-OF-WAY LINE OF LAVENTURE ROAD, AS CONVEYED TO THE CITY OF MOUNT VERNON, WASHINGTON, BY DEED RECORDED APRIL 30, 1991 UNDER AUDITOR'S FILE NO. 9104300022, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

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 the Plat of LaVenture Meadow:

Recording No: 861859

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution systems
Recording Date: April 12, 1991
Recording No.: 9104120095

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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

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

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.