



201902280038

02/28/2019 11:17 AM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

When recorded return to:

Jasmine Loberg and Martin Loberg  
PO Box 315  
Bow, WA 98232

**STATUTORY WARRANTY DEED** 19-1331  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Omero Vargas and Jordon Vargas, a single man, PO Box 2629, Stanwood, WA 98292,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Jasmine Loberg and Martin Loberg, wife and husband

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Property 1: Lots 1, 2, 23 and 24 of Block 6, "Seattle Syndicate's First Addition (aka Parcel "A" of BLA Survey recorded as AFN 201808070069)

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P58805 & 3813-006-004-0004

Dated: 2/22/19

[Signature]  
Omero Vargas

[Signature]  
Jordon Vargas

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019082  
FEB 28 2019

Amount Paid \$ 1,785.<sup>00</sup>  
Skagit Co. Treasurer  
By [Signature] Deputy

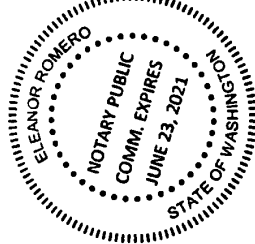
STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Omero Vargas and Jordon Vargas is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 22 day of <sup>February</sup> ~~March~~, 2019

Eleanor Romero  
Signature

Notary  
Title



My appointment expires: 6/23/2021

**EXHIBIT A**

File No.: 19-1331-KH

**LEGAL DESCRIPTION**

ALL that certain lot, parcel or tract of land, situate and lying in the City of Anacortes , County of Skagit, State of Washington, and being more particularly described as follows:

Parcel "A" of BLA Survey entitled "BLA-2018-0004" approved August 6, 2018 and recorded August 7, 2018 as Auditor's File No. 201808070069 being Lots 1, 2, 23 and 24 of Block 6, "Seattle Syndicate's First Addition to the City of Anacortes," as per plat recorded in Volume 1 of Plats, Page 25, records of Skagit County, Washington. EXCEPT that Northerly portion thereof conveyed to Jon M. Hill, et ux, by deed recorded February 20, 2019 as Auditor's File No. 201902200086, a rerecording of Auditor's File No. 201902130039.

Situated in Skagit County, Washington

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot in Block on the City of Anacortes Tax Map.

**EXHIBIT B**

19-1331-KH

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. (A) Unpatented mining claims.  
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.  
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.  
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.  
  
(Said Exception will not be included on Extended Coverage Policies)
6. Easements, claims of easement or encumbrances which are not shown by the public records.  
  
(Said Exception will not be included on Extended Coverage Policies)
7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.  
  
(Said Exception will not be included on Extended Coverage Policies)
8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.  
  
(Said Exception will not be included on Extended Coverage Policies)
9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.  
  
(Said Exception will not be included on Standard or Extended Coverage Policies)
10. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Seattle Syndicate's First Addition to the City of Anacortes recorded February 5, 1890, in Volume 1 of Plats, page 25, Skagit County official records.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering

Statutory Warranty Deed  
LPB 10-05

Statement” or “Resale Certificate”.

11. Terms and conditions of City of Anacortes Ordinance No. 1720 dated December 19, 1977 recorded February 16, 1979 as Auditor's File No. 7902160017.

12. Regulatory notice/agreement regarding Right To Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property recorded March 21, 2017 as Auditor's File No. 201703210020 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

13. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named BLA Survey entitled BLA-2018-0004 recorded August 07, 2018 as Auditor's File No. 201808070069.