



201905280105

05/28/2019 03:08 PM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

When recorded return to:

Luis Lopez and Sonia Lopez
10952 Mary Lane
Burlington, WA 98233

GUARDIAN NORTHWEST TITLE CO.
STATUTORY WARRANTY DEED 19-2322

THE GRANTOR(S) Michael P. Aiken and Cherri Aiken, husband and wife, PO
Box 229, Acme, WA 98220,

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

in hand paid, conveys, and warrants to Luis Lopez and Sonia Lopez, a married
couple

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: Lot 41 "PARKER BUSINESS
CENTER"

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): P80400 & 4367-000-041-0000

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201905280105
MAY 28 2019

Amount Paid \$ 15945.00
By Skagit Co. Treasurer
Deputy

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Dated: 5-22-19Michael P. Aiken

Michael P. Aiken

Cherri Aiken

Cherri Aiken

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Michael P. Aiken and Cherri Aiken 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 May, 2019Kari Ames

Signature

Title

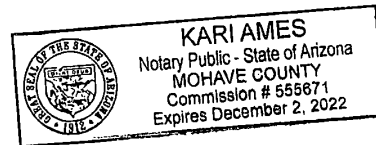
NotaryMy appointment expires: 12-2-22

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1505 Roosevelt Avenue, Mount Vernon, WA 98273

Tax Parcel Number(s): P80400 & 4367-000-041-0000

Property Description:

Lot 41, "PARKER BUSINESS CENTER", as per plat recorded in Volume 11 of
Plats, pages 91 through 96, inclusive, records of Skagit County, Washington.

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EXHIBIT B
19-2322-KS

**1. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT
CONTAINED IN
DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT.**

Declaration Dated: March 23, 1977
Recorded: May 19, 1978
Auditor's No.: 879820
Executed: Parker J. Buck and Ruby A. Potter

**ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE
AMENDED.**

Declaration Dated: January 16, 1981
Recorded: January 20, 1981
Auditor's No.: 8101200041
Executed By: Parker J. Buck, President of Patti Corporation

Said covenants have also been amended, modified, or in part waived as to some lots of the "PARKER BUSINESS CENTER", as disclosed by various sales instruments executed by the Patti Corporation.

By instrument recorded under Auditor's File No. 8412130027, Patti Corporation assigned control of the Architectural Control Committee and authority to Parker Business Center Association and, thereafter, said assignee amended said protective covenants by instrument recorded under Auditor's File No. 8501310044.

**ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE
AMENDED.**

Declaration Dated: August 16, 1988.
Recorded: August 23, 1988
Auditor's No.: 8808230079
Executed By: College Way Village Association

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2. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Parker Business Center
Recorded: December 2, 1977
Auditor's No: 869706

3. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: August 29, 1985
Recorded: September 9, 1985
Auditor's No.: 8509090069
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.
Affects: The South 10 feet of the East 10 feet of Lot 41

4. Terms and Conditions of Standard Participation Contract(s) as recorded April 9, 1985 and September 23, 1994 under Auditor's File Nos. 8504090019 and 9409230015, respectively.

5. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Mount Vernon
And: Larry Azure and Judy Azure, husband and wife
Dated: August 31, 1994
Recorded: September 27, 1994
Auditor's No.: 9409270092
Regarding: Formation of Local Improvement District

6. Any adverse claim or boundary dispute which may exist or arise by reason of a lack of Reciprocal Easement Agreement regarding use of common parking lot

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LPB 10-05

with Lot 40 of said Plat (Parker Business Center) as disclosed by inspection performed on May 22, 2019.

7. Any adverse claim or boundary dispute which may exist or arise by reason of Encroaching improvements onto Lot 40 of said Plat (Parker Business Center), including fences and child care play area, as disclosed by inspection performed on May 22, 2019.