



201906190068

06/19/2019 01:33 PM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

When recorded return to:

Jaime Fuentes Vargas  
1707 South 16th Street  
Mount Vernon, WA 98274

**STATUTORY WARRANTY DEED**

19-2294

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Community Innovators, LLC, a Washington Limited Liability Company, 2218 32nd Street,  
Anacortes, WA 98221,

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

in hand paid, conveys, and warrants to Jaime Fuentes Vargas, an unmarried person

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: Ptn. Lots 13 and 14, Block 3, Hillcrest Park Add. to MV

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): P53192 & 3730-003-014-0009

Dated: June 14, 2019

Community Innovators, LLC, a Limited Liability Company

By: [Signature]  
Grace Perez, Member

By: [Signature]  
Victor M. Perez-Soto, Member  
UP

By: [Signature]  
David Espinoza, Member

By: [Signature]  
Allison Espinoza, Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019 2430  
JUN 19 2019

Amount Paid \$ 5,966.<sup>22</sup>  
Skagit Co. Treasurer  
By [Signature] Deputy

Statutory Warranty Deed  
LPB 10-05

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Grace Perez is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Member of Community Innovators, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 14 day of June, 2019

Kim M Smith  
Signature

Notary  
Title

My appointment expires: 10-6-2020



STATE OF WASHINGTON  
COUNTY OF SKAGIT

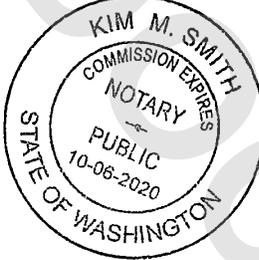
I certify that I know or have satisfactory evidence that Victor M. Perez-Soto is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Member of Community Innovators, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 14 day of June, 2019

Kim M. Smith  
Signature

Notary  
Title

My appointment expires: 10-6-2020



STATE OF WASHINGTON  
COUNTY OF SKAGIT

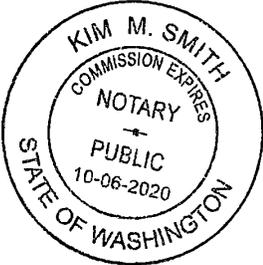
I certify that I know or have satisfactory evidence that Alison Espinoza is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Member of Community Innovators, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 14 day of June, 2019

Kim M. Smith  
Signature

Notary  
Title

My appointment expires: 10-6-2020



STATE OF WASHINGTON  
COUNTY OF SKAGIT

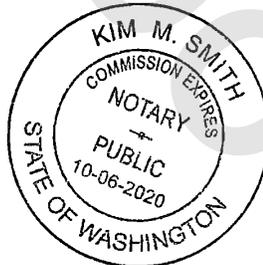
I certify that I know or have satisfactory evidence that David Espinoza is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Member of Community Innovators, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 14 day of June, 2019

Kim M. Smith  
Signature

Notary  
Title

My appointment expires: 10-6-2020



**EXHIBIT B**

19-2294-MM

1. 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 Hillcrest Park Addition to Mount Vernon recorded March 4, 1947 as Auditor's File No. 401635.

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 Statement" or "Resale Certificate".

**EXHIBIT A**

LEGAL DESCRIPTION

Property Address: 1707 South 16th Street, Mount Vernon, WA 98274

Tax Parcel Number(s): P53192 & 3730-003-014-0009

Property Description:

The North 30 feet of Lot 13 and the South 45 feet of Lot 14, Block 3, "HILLCREST PARK ADDITION TO MOUNT VERNON", as per plat recorded in Volume 6 of Plats at page 8, in the records of Skagit County, Washington, EXCEPT the Easterly 10 feet thereof, conveyed to the City of Mount Vernon for street purposes by Deed dated July 13, 1955 and filed for record under Auditor's File No. 521114 and re-recorded under Auditor's File No. 522859.

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-2294-MM

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