



201906250013

06/25/2019 10:27 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:

James C. Huck
1103 South 20th Street
Mount Vernon, WA 98274

STATUTORY WARRANTY DEED 19-2193
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Luis M. Zepeda, as his separate estate, and Nikaelah N. Zepeda, as to any and all interest,
6417 82nd St NE, Marysville, WA 98270,

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

in hand paid, conveys, and warrants to James C. Huck, an unmarried man

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

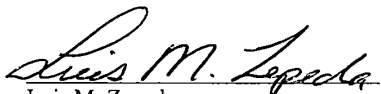
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Lot 21, Block 3, Albert Balch's Wedgwood, An Addn. to Mount Vernon

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): P54770 & 3766-003-021-0007

Dated: 6-21-2019


Luis M. Zepeda


Nikaelah N. Zepeda

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 2540
JUN 25 2019
Amount Paid \$ 4,900.00
Skagit Co. Treasurer
By *mm* Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2193-MM

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Luis M. Zepeda and Nikaelah N. Zepeda are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 21 day of June, 2019

Mary Miller
Signature

Notary Public
Title

My appointment expires: 01.19.2022



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1103 South 20th Street, Mount Vernon, WA 98274
Tax Parcel Number(s): P54770 & 3766-003-021-0007

Property Description:

Lot 21, Block 3, ALBERT BALCH'S WEDGWOOD, AN ADDITION TO MOUNT VERNON, according to the plat thereof recorded in Volume 7 of Plats, page 24, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT B

19-2193-MM

1. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: February 3, 1955

Recorded: February 3, 1955

Auditor's No.: 512718

2. Easement, affecting a portion of subject property for the purpose of Sewer pipe with right to enter said premises for repair and renewal including terms and provisions thereof granted to City of Mount Vernon recorded January 25, 1954 as Auditor's File No. 512247

3. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded November 8, 1974, as Auditor's File No. 809833.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2193-MM

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