

When recorded return to:
Timoteo F. Garcia-Miramontes
405 Vine St
Burlington, WA 98233



201907300095

07/30/2019 03:33 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20193196
JUL 30 2019

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

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038663

CHICAGO TITLE
020038663

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rocky Lohoff and Melody Lohoff, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Timoteo F. Garcia-Miramontes, a married man as his separate estate

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

That portion of Government Lot 5 of Section 31, Township 33 North, Range 4 East, W.M.
described as follows:

Beginning at a point on the South line of a certain Logging ditch lying directly South of the present County road running East and West along the North line of said Government Lot 5, at a point where the South line of said ditch intersects the Easterly line of the Great Northern Railway Company right of way;
thence East along the South line of said ditch 210 feet;
thence Southwesterly parallel with the Easterly line of said right of way 228 feet;
thence West to the Easterly line of said right of way;
thence Northerly along said Easterly line to the point of beginning.

EXCEPT right of way of Pacific Highway.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P17549 / 330431-2-023-0003


STATUTORY WARRANTY DEED
(continued)

Subject to:

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

Dated: June 28, 2019




Rocky Lohoff

Melody LohoffState of WashingtonCounty of Skagit

I certify that I know or have satisfactory evidence that

Rocky Lohoff Melody Lohoff

is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: July 11, 2019

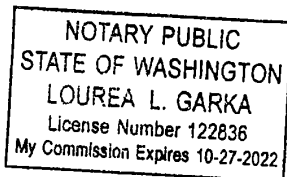
Name: Lourea L. Garka
Notary Public in and for the State of wa
Residing at: Arlington
My appointment expires: 10/27/2022

EXHIBIT "A"
Exceptions

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

Granted to:	Postal Telegraph-Cable Company
Purpose:	Telephone and telegraph pole line
Recording Date:	October 11, 1932
Recording No.:	253139
2. Reservations, Conditions and Restrictions contained in Deed including the terms, covenants and provisions thereof

Recording Date:	November 17, 1902
Recording No.:	Volume 48 of Deeds, page 197
3. Development Activities On or Adjacent to Designated Natural Resource Lands including the terms, covenants and provisions thereof

Recording Date:	July 14, 2006
Recording No.:	200607140160
4. Special Flood Hazard Area including the terms, covenants and provisions thereof

Recording Date:	July 14, 2006
Recording No.:	200607140161
5. Skagit County Planning and Development Services Findings of Fact including the terms, covenants and provisions thereof

Recording Date:	January 10, 2007
Recording No.:	200701100116
6. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,

Recording Date:	February 2, 2009
Recording No.:	200902020127
7. Certificate of Non Compliance including the terms, covenants and provisions thereof

Recording Date:	August 13, 2010
Recording No.:	201008130049
8. Protected Critical Area Site Plan including the terms, covenants and provisions thereof

Recording Date:	August 18, 2014
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EXHIBIT "A"

Exceptions
(continued)

Recording No.: 201408180111

9. Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: August 20, 2014

Recording No.: 201408200048

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. City, county or local improvement district assessments, if any.