



**201908300243**

08/30/2019 03:49 PM Pages: 1 of 4 Fees: \$106.50  
Skagit County Auditor

**When recorded return to:**  
Rosa Villanueva and Maritza A. Villanueva  
824 North Laventure Road  
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620039388

CHICAGO TITLE CO.

6200 39388

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Victor Gonzalez and Maria Dolores Ayon Lucian, 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 Rosa Villanueva, an unmarried woman and Maritza A.  
Villanueva, an unmarried woman

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

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

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

Lot(s): 4 LAVENTURE MEADOWS

Tax Parcel Number(s): P80181 / 4360-000-004-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019-3717  
AUG 30 2019

Amount Paid \$ 4811.00  
Skagit Co. Treasurer  
By *Mg* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 13, 2019

Victor Gonzalez  
Victor GonzalezMaria Dolores Ayon Lucian  
Maria Dolores Ayon LucianState of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Victor Gonzalez and Maria Dolores Ayon Lucian  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: August 21, 2019

Jana K Quinn  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2023

JANA K QUINN  
Notary Public  
State of Washington  
License Number 179517  
My Commission Expires  
June 29, 2023

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P80181 / 4360-000-004-0002**

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Lot 4, LAVENTURE MEADOWS, according to the plat thereof recorded in Volume 11 of Plats, page 77, records of Skagit County, Washington;

EXCEPT that portion described as follows:

The West 6 feet of the South 51.80 feet lying adjacent to and parallel with the East right-of-way line of Laventure Road;

ALSO EXCEPT the following described portion:

Beginning at the Northeast corner of Lot 4, PLAT OF LAVENTURE MEADOWS, according to the plat thereof recorded in Volume 11 of Plats, page 77, records of Skagit County, Washington;  
thence North 88°20'46" West a distance of 70.76 feet to the true point of beginning;  
thence South 50°20'32" West a distance of 38.6 feet;  
thence North 88°20'46" West a distance of 6 feet;  
thence along a curve to the right having a radius of 25 feet and an initial bearing of North 89°27'16" West a distance of 39.75 feet to the true point of beginning.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power and Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: April 5, 1991  
Recording No.: 9104050069  
Affects: The West 4 feet of said premises
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on PLAT OF LAVENTURE MEADOWS:  
  
Recording No: 861859
3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. Assessments, if any, levied by City of Mount Vernon.
5. City, county or local improvement district assessments, if any.