



201910160087

10/16/2019 01:56 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

John Lopez and Carla Lopez
18186 Peterson Road
Burlington, WA 98233

STATUTORY WARRANTY DEED

19-2851
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Patrick G. Rawlins and Kimberli A. Rawlins, husband and wife, 13492 Bridgeview Way,
Mount Vernon, WA 98273,

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

in hand paid, conveys, and warrants to John Lopez and Carla Lopez, husband and wife

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 6 West View Acres

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): P70247 & 4037-000-006-0003

Dated: 10-14-19

Patrick Rawlins
Patrick G. Rawlins

Kimberli A. Rawlins
Kimberli A. Rawlins

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20194507
OCT 16 2019

Amount Paid \$ 4935.60
Skagit Co. Treasurer
By BT Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2851-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Patrick G. Rawlins and Kimberli A. Rawlins 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: 14th day of October, 2019

Eleanor Romero
Signature

Notary
Title

My appointment expires: 6/23/2021

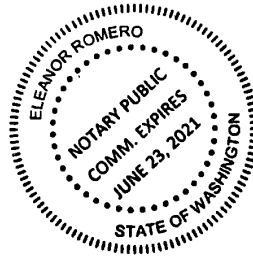


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 18186 Peterson Road, Burlington, WA 98233
Tax Parcel Number(s): P70247 & 4037-000-006-0003

Property Description:

Lot 6, "WEST VIEW ACRES SUBDIVISION, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 7 of Plats, page 35, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT B

19-2851-KH

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 West View Acres recorded March 28, 1955 as Auditor's File No. 515189.

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".

2. 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: March 31, 1955

Recorded: April 1, 1955

Auditor's No.: 515509

Executed By: George Wallace

3. Easement, affecting a portion of subject property for the purpose of Sewer Pipeline including terms and provisions thereof granted to Karen L. Gouin recorded January 7, 1992 as Auditor's File No. 9201070026

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2851-KH

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