

When recorded return to:

Julie Howe
1222 Quentin Ave
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-5279

Dec 06 2019

Amount Paid \$6074.80
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040683

CHICAGO TITLE
620040683

STATUTORY WARRANTY DEED

THE GRANTOR(S) Antonio S. Ruiz, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Julie Howe, an unmarried person and Adam Miller, an unmarried person

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

LOT 27, PLAT OF EASTMONT, AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 199 THROUGH 201, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P106570 / 4637-000-027-0006

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November 25, 2019

Antonio S. Ruiz
Antonio S. Ruiz

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Antonio S. Ruiz is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 04, 2019

Jana K. Quinn
Name: Jana K. Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 08/29/2023



EXHIBIT "A"
Exceptions

1. 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 Eastmont, recorded in Volume 15 of Plats, Pages 199 through 201:

Recording No: 9410110061

2. Terms and conditions of the City of Mount Vernon Ordinance;

Recording Date: July 18, 1990
Recording No.: 9007180053

3. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: October 27, 1994
Recording No.: 9410270072

4. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: October 27, 1994
Recording No.: 9410270073

5. Liens and charges as set forth in the above mentioned declaration,

Payable to: Eastmont Association

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

7. Assessments, if any, levied by City of Mount Vernon.

EXHIBIT "A"

Exceptions
(continued)

8. City, county or local improvement district assessments, if any.