

POOR ORIGINAL



202001290089

01/29/2020 01:45 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Roger Martinez and Maria Carmen Reyes

STATUTORY WARRANTY DEED

19-3836
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Sharon A. Shipley, who acquired title as Sharon Herring, as her separate estate, P O Box 98,
Clear Lake, WA 98235,

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

in hand paid, conveys, and warrants to Roger Martinez and Maria Carmen Reyes, a married couple

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 23, Little Mountain Addition

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): P100622 & 4566-000-023-0002

Dated: 1-28-2020

Sharon A. Shipley
Sharon A. Shipley

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

7020354
JAN 29 2020

Amount Paid \$4702.00
Skagit Co. Treasurer
By MA Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3836-KH

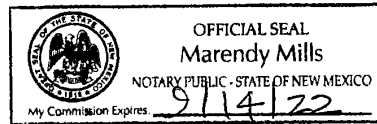
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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Sharon A. Shipley 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: 28 day of January, 2020
~~December, 2019~~

Marendy Mills
Signature
Loan Signing Agent
Title



My appointment expires:

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1312 South 27th Street, Mount Vernon, WA 98274

Tax Parcel Number(s): P100622 & 4566-000-023-0002

Property Description:

Lot 23, Little Mountain Addition, according to the plat thereof, recorded in Volume 15 of Plats, page 1, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed
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EXHIBIT B

19-3836-KH

1. Reservations, provisions and/or exceptions contained in instrument executed by Edward J. Watson, Jr. and Sara H. Watson, who acquired title as Sarah H. Watson, husband and wife; and Gerald Harman and Janice Harman, husband and wife, recorded December 8, 1989 as Auditor's File No. 8912080068.

2. 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 Little Mountain Addition recorded October 17, 1991 as Auditor's File No. 9110170035.

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".

3. Regulatory notice/agreement regarding Right-To-Manage Natural Resource Lands that may include covenants, conditions and restrictions affecting the subject property, recorded January 20, 2017 as Auditor's File No. 201701200059.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

4. Municipal assessments, if any, levied by the City of Mount Vernon. This Company suggests that inquiry be made to the City of Mount Vernon for current assessment status.

As a courtesy we believe that the fax numbers for local cities are as follows:

Anacortes (360) 293-1928	Lyman (360) 826-6473
Burlington (360) 755-9565	Mount Vernon (360) 336-0633
Concrete (360) 853-8002	Sedro Woolley (360) 855-0707
LaConner (360) 466-3901	Hamilton (360) 826-3027

5. Deed of trust, including the terms and conditions thereof in the amount of \$240,195.00 made by Sharon Herring, unmarried to WA Fidelity National Title Company as trustee and Mortgage Electronic Registration Systems, Inc., as nominee for PennyMac Loan Services, LLC, a Delaware limited liability company, as beneficiary, recorded January 20, 2017, as Auditor's File No. 201701200061.

6. General Taxes for the year 2019 in the amount of \$2,735.30, have been paid in full for Tax Account No. P100622 / 4566-000-023-0002.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3836-KH

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