

202002210064

02/21/2020 01:42 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

When recorded return to:

Enrique Verdin, Jr.
3914 M Avenue
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

10201651
FEB 21 2020

Amount Paid \$ 6404.20
By *MH* Skagit Co. Treasurer Deputy

GUARDIAN NORTHWEST TITLE CO.
STATUTORY WARRANTY DEED 20-4354

Guardian NW Title 20-4354-KH

THE GRANTOR(S) Andrya E. Corral, who acquired title as Andrya Corral and Joseph J. Corral, who acquired title as Joe Corral, wife and husband, 16925 Beaver Marsh Road, Mount Vernon, WA 98273,

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

in hand paid, conveys, and warrants to Enrique Verdin, Jr., an unmarried man

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

Lot 2 of Mount Vernon Short Plat No. 2-97, approved January 28, 1998, recorded January 29, 1998, in Volume 13 of Short Plats, page 91, under Auditor's File No. 9801290010, records of Skagit County, Washington, and being a portion of the Southeast 1/4 of the Southeast 1/4 of Section 21, Township 34 North, Range 4 East, W.M..

Abbreviated legal description: Property 1:
Section 21, Township 34 North, Range 4 - SE SE (aka Lot 2 SP MV 2-97)

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 "A" attached hereto

Tax Parcel Number(s): P116304 & 340421-4-018-0400

Statutory Warranty Deed
LPB 10-05

Order No.: 20-4354-KH

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Dated: 2-20-2020

Andrya E. Corral
Andrya E. Corral

Joseph J. Corral
Joseph J. Corral

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Andrya E. Corral and Joseph J. Corral 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: 20th day of February, 2020

Katie E. Hickok
Signature

Notary
Title

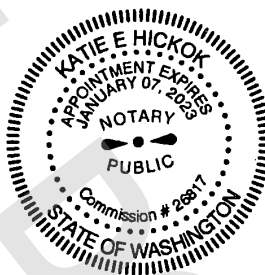
My appointment expires: 1-7-23

EXHIBIT A

20-4354-KH

1. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: W.M. Lindsey and Emma A. Lindsey, his wife

Recorded: April 17, 1902

Auditor's No.: 39602 (Vol. 44 of Deeds, page 499)

As Follows: "EXCEPTING... all petroleum, gas, coal and other minerals..."

2. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington,

a Municipal Corporation, its successors and assigns

Dated April 1, 1955

Recorded: April 1, 1955

Auditor's No. 515497 (Vol. 269 of Deeds, page 500)

Purpose: Water line

Area Affected: A 20 foot strip

Said easement was modified by document recorded under Auditor's File No. 8703270063.

3. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Gerhard O. Wolden and Annette I. Wolden, husband and wife

Dated: July 3, 1970 and August 23, 1967

Recorded: July 24, 1970 and August 30, 1967

Auditor's No. 741531 and 703837

Purpose: Ingress and egress for roadway and utilities

Area Affected: Portion of real estate under search

4. 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 Short Plat No. MV-2-97 recorded January 29, 1998 as Auditor's File No. 9801290010.

5. Regulatory notice/agreement regarding Covenant and Agreement Regarding Accessory Dwelling Unity that may include covenants, conditions and restrictions affecting the subject property, recorded March 2, 2009 as Auditor's File No. 200903020119 .

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.

6. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Digby Heights Phase II

Recorded: September 19, 2011

Auditor's No.: 201109190087

Statutory Warranty Deed
LPB 10-05

Order No.: 20-4354-KH

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