

**When recorded return to:**  
Kristin L. Deckers  
316 North 23rd Street  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1400

Apr 21 2020

Amount Paid \$4245.00

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

**CHICAGO TITLE**  
**620042052**

Escrow No.: 620042052

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Fidel S. Salano Cruz and Rufina R. Cruz who acquired title as Rufina R. Cruz Herrera, 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 Kristin L. Deckers, an unmarried woman

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

LOT 31, PLAT OF LOGAN CREEK P.U.D., ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 12 OF PLATS, PAGE 56 AND 57, RECORDS OF SKAGIT, COUNTY, WASHINGTON;

EXCEPT THE NORTH 4 FEET THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P81408 / 4397-000-031-0006

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 15, 2020

Fidel S Salano Cruz  
Fidel S. Salino Cruz

Rufina Cruz  
Rufina R. Cruz

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Fidel S. Cruz and Rufina R. Cruz are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4-20-2020  
Jennifer Brazil  
Name: Jennifer Brazil  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My appointment expires: 7-25-2020

Notary Public  
State of Washington  
Jennifer Brazil  
Commission Expires 07/25/2020

**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
  - Granted to: City of Mount Vernon
  - Purpose: sewer pipe
  - Recording Date: October 15, 1974
  - Recording No.: 808876
  - Affects: South 10 feet of Tract 44 and South 10 feet of common area
  
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Logan Creek Planned Unit Development:
  - Recording No: 7905020014
  
3. Covenants, conditions and restrictions 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 24, 1980
  - Recording No.: 8010240039
  - Modification(s) of said covenants, conditions and restrictions
    - Recording Date: May 17, 1984
    - Recording No.: 8405170054
    - Modification(s) of said covenants, conditions and restrictions
      - Recording Date: March 11, 1986
      - Recording No.: 8603110028
  
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
  
5. City, county or local improvement district assessments, if any.