

When recorded return to:
Francisco Martinez Garcia
7796 Wilderness Drive
Concrete, WA 98237

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620042030

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1618

May 08 2020

Amount Paid \$4869.00
Skagit County Treasurer
By Marissa Guerrero Deputy

CHICAGO TITLE
620042030
STATUTORY WARRANTY DEED

THE GRANTOR(S) Cathleen G. Sabatinos, Trustee of the Cathleen G. Sabatinos Revocable Living Trust

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Francisco Martinez Garcia, an unmarried person and Destiny Thompson, an unmarried person

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

Parcel A:

Tract 3, Short Plat No. 91-070, approved February 11, 1994, recorded February 11, 1994, in Volume 11 of Short Plats, Page 60, being a portion of the Southwest quarter of the Southeast quarter of Section 8, Township 35 North, Range 6 East, W.M.

Situate in Skagit County, Washington

Parcel B:

A non-exclusive easement for road purposes over and across a 60 foot wide strip of land described in Auditor's File No. 785533, as established therein.

Situate in Skagit County, Washington

Parcel C:

A non-exclusive easement for ingress, egress and utilities over, under and through the North 30 feet of Lot 4, of said Short Plat No. 91-070.

STATUTORY WARRANTY DEED
(continued)

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P107752 / 350808-4-001-1200

Subject to:

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

Dated: May 5, 2020

Cathleen G. Sabatinos, Trustee of the Cathleen G. Sabatinos Revocable Living Trust

BY: Cathleen G. Sabatinos, Trustee
Cathleen G. Sabatinos, TrusteeState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Cathleen G. Sabatinos is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Trustee of Cathleen G. Sabatinos, Trustee of the Cathleen G. Sabatinos Revocable Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 7, 2020
Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 03.01.2024

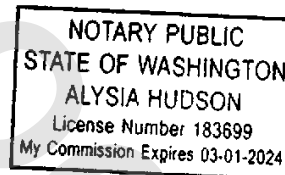


EXHIBIT "A"
Exceptions

1. Reservations contained in deed;

From: William H. Kimball, et al
Recording Date: September 6, 1949
Recording No.: 435450

Reserving all oil, coal, gas and minerals upon or in said lands and also the use of such surface as may be necessary for exploring for and mining or otherwise extracting and carrying away the same.

2. 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 **SKAGIT COUNTY SHORT PLAT NO. 91-070:**

Recording No: 9402110126

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress, egress and utilities
Recording Date: June 10, 1994
Recording No.: 9406100063
Affects: Portion of said premises and other property

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: August 8, 1994
Recording No.: 9408080065

5. Title Notification, including the terms, covenants and provisions thereof;

Recording Date: October 8, 2009
Recording No.: 200910080037

6. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: December 30, 2009

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 200912300006
Matters shown: Gravel Drive Encroachment

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Note: Manufactured Home Title Elimination Application recorded under Recording No. 9710280076 recites that a manufactured (mobile) home is, or is being affixed to the Land.
9. City, county or local improvement district assessments, if any.