

When recorded return to:
Caleb Gatica and Noemi S. Gatica
762 Reanna Place
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620042039

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1863

May 29 2020

Amount Paid \$6165.00
Skagit County Treasurer
By Marissa Guerrero Deputy

CHICAGO TITLE CO.

620042039

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mark W. Ammons and Jessica Ammons, 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 Caleb Gatica and Noemi S. Gatica, a married couple

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

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

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

Lt 5, Rio Vista Meadows

Tax Parcel Number(s): P117027/4758-000-005-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

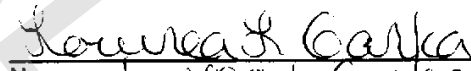
Dated: May 27, 2020



Mark W. Ammons

Jessica AmmonsState of WASHINGTON
County of SICKEIT

I certify that I know or have satisfactory evidence that
Mark W. Ammons Jessica Ammons
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: May 28, 2020

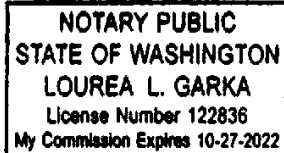
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P117027/4758-000-005-0000

LOT 5, RIO VISTA MEADOWS, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 21, 2000, UNDER AUDITOR'S FILE NO. 200008210119, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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 Plat of Rio Vista Meadows:

Recording No: 200008210119

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

Granted to: Skagit County Dairymen's Association, a Corporation
Purpose: water-main
Recording Date: August 4, 1920
Recording No.: 143870
Affects: as described in said instrument

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

Granted to: Puget Sound Energy, Inc.
Purpose: electric transmission and/or distribution line, together with necessary appurtenances with agreement for construction, maintenance and operation of stormwater, sewer and drainage system
Recording Date: October 12, 1999
Recording No.: 199909220102
Affects: The West 10 feet and South 5 feet of said premises

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

5. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2020
Tax Account No.: P117027/ 4758-000-005-0000
Levy Code: 0905
Assessed Value-Land: \$96,800.00
Assessed Value-Improvements: \$208,100.00

General and Special Taxes:

Billed: \$3,309.79
Paid: \$1,654.92

EXHIBIT "B"

**Exceptions
(continued)**

Unpaid: \$1,654.87

6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Burlington.