

When recorded return to:

Elva Alicia Felix and Tanisha Aimee Almejo
217 South Street
Hamilton, WA 98255

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-2170
Jun 17 2020
Amount Paid \$2085.00
Skagit County Treasurer
By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED

GNW 20-5627

THE GRANTOR(S) Modesto Tenorio Perea and Francisca Garcia Rodriguez, a married couple, 21137 State Route 20, Sedro-Woolley, WA 98284,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Elva Alicia Felix, an unmarried person and Tanisha Aimee Almejo, an unmarried person

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:
Ptn. Lots 7-14, Block 43, Hamilton Townsite Company's Third Addition to the Town of Hamilton

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): P73781, P73782 and P73783

Dated: 6-12-2020

Modesto Tenorio Perea
Modesto Tenorio Perea

Francisca Garcia Rodriguez
Francisca A. Garcia Rodriguez

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Modesto Tenorio Perea and Francisca A. Garcia Rodriguez 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: 12th day of June, 2020

Theresa R Johnson
Signature

Notary
Title

My appointment expires: 4-29-23



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 217 South Street, Hamilton, WA 98255
Tax Parcel Number(s): P73781, P73782 and P73783

Property Description:

PARCEL A:

Lots 11 through 14, inclusive, Block 43, Hamilton Townsite Company's Third Addition to the Town of Hamilton, Skagit County, Washington, according to the plat recorded in Volume 2 of Plats, page 97, records of Skagit County, Washington.

Situate in Skagit County, Washington.

PARCEL B:

Lots 9, 10, 15 and Lot 16 less the West 15 feet, Block 43, Hamilton Townsite Company's Third Addition to the Town of Hamilton, Skagit County, Washington, according to the plat recorded in Volume 2 of Plats, page 97, records of Skagit County, Washington.

Situate in Skagit County, Washington.

PARCEL C:

Lots 7, 8, the West 15 feet of Lot 16, Lot 17, and the East 10 feet of Lot 18, Block 43, Hamilton Townsite Company's Third Addition to the Town of Hamilton, Skagit County, Washington, according to the plat recorded in Volume 2 of Plats, page 97, records of Skagit County, Washington.

Situate in Skagit County, Washington.

EXHIBIT B

20-5627-KH

1. Notice of Disaster Assistance Limitation, recorded under Auditor's File No. 8109230013, in which "notice is hereby given to all prospective purchasers and encumbrances that NO DISASTER ASSISTANCE will be provided by the Small Business Administration for any physical loss damage occurring in the future on the subject property."

2. 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: Hamilton Townsite Company's Third Addition to the
Town of Hamilton
Auditor's No.: Volume 2 of Plats, Page 97