

When recorded return to:

Alma D. Salazar, Ucelito Salazar Cortez,  
Vicenta P. Cortez de Salazar  
2223 West Meadow Boulevard  
Mount Vernon, WA 98273  
360-840-2344

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-2320  
Jun 26 2020  
Amount Paid \$5301.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

## STATUTORY WARRANTY DEED

GNW 20-5907

THE GRANTOR(S) Sandra Reyes Sanchez and Zenaida Sanchez De Reyes, each as their separate estate,  
for and in consideration of **ten dollars and other valuable consideration in hand paid**, conveys, and warrants to  
Alma D. Salazar and Ucelito Salazar Cortez, a married couple and Vicenta P. Cortez de Salazar, a married  
woman as her separate estate, the following described real estate, situated in the County Skagit, State of  
Washington:

Lot 71, "THE MEADOW PHASE II", as per plat recorded in Volume 16 of Plats, pages 1 through 7,  
inclusive, records of Skagit County, Washington.

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): P106535 / 4638-000-071-0000

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-5907-MM

Page 1 of 3

Dated: 6/26/2020

Sandra Reyes  
 Signature  
 Sandra Reyes Sanchez

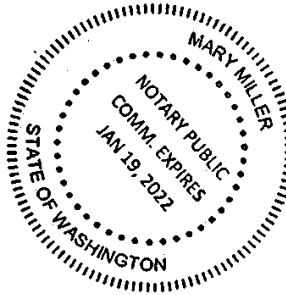
STATE OF WASHINGTON  
 COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Sandra Reyes Sanchez is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 26 day of June, 2020

Mary Miller  
 Signature

Notary Public  
 Title

My appointment expires: 01.19.2022Date: 6/26/2020

Zenaida Sanchez De Reyes  
 Zenaida Sanchez De Reyes

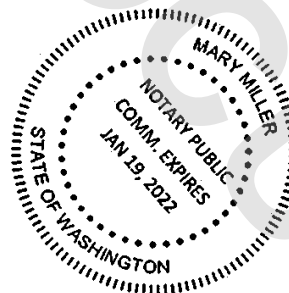
STATE OF Washington  
 COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Zenaida Sanchez De Reyes and is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 26 day of June, 2020

Mary Miller  
 Signature

Notary Public  
 Title

My appointment expires: 01.19.2022

**EXHIBIT A**

20-5907-MM

1. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded September 9, 1993, as Auditor's File No. 9309090091.

2. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: May 19, 1994

Recorded: May 19, 1994

Auditor's No: 9405190106

Executed by: The Meadow Associates

3. 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 The Meadow, Phase II recorded October 12, 1994 as Auditor's File No. 9410120065.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

4. Reservations, provisions and/or exceptions affecting Lots 7, 8, 13, 14, 15, 18, 19, 20, 21, 24, 25, 26, 27, 30, 31, 32 and 33, contained in instrument executed by B.N.L. Davis, et ux, recorded October 24, 1890 in Volume 13, page 383, official records of Skagit County.

Right of the Seattle and Montana Railroad to go upon land within 200 feet of the center of the Railroad for purposes of cutting trees dangerous to the operation of the railroad and for incidental purposes.

5. Easement, affecting a portion of subject property for the purpose of sewer pipeline including terms and provisions thereof granted to City of Mount Vernon recorded April 3, 1959 as Auditor's File No. 578556. Area Affected: West 15 feet of Lots 69 - 76 (affects lots as listed only)

6. Terms and conditions of License Agreement and Covenant, recorded November 6, 2017 as Auditor's File No. 201711060137.

7. Any tax, fee, assessments or charges as may be levied by The Meadows at Mount Vernon Homeowners Association.