

**When recorded return to:**  
Roberto Salazar and Imelda Bautista  
16992 Sockeye Dr  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2367

Jun 30 2020

Amount Paid \$2725.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

Escrow No.: 620042612

### **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Maria Peterson, Personal Representative of the Estate of Craig E. Carlson, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Roberto Salazar and Imelda Bautista, a married couple

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

Lot 77, FIRST ADDITION TO BIG LAKE WATERFRONT TRACTS, according to the plat thereof recorded in Volume 4, of Plats, page 15, records of Skagit County, Washington:

EXCEPT that portion conveyed to Skagit County for road purposes by deed dated and filed September 10, 1954, under Recording No. 506294, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P62096 / 3863-000-077-0008

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 25, 2020

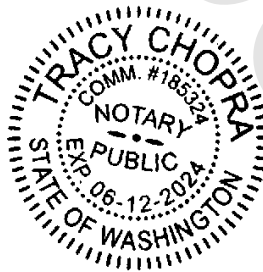
Maria Peterson, Personal Representative of the Estate of Craig E. Carlson, deceased

BY: Maria Peterson  
Maria Peterson  
Personal Representative

State of WASHINGTON  
County of ~~SKAGIT~~ Snohomish

I certify that I know or have satisfactory evidence that Maria Peterson 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 Personal Representative of Maria Peterson, Personal Representative of the Estate of Craig E. Carlson, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/27/2020  
Tracy Chopra  
Name: Tracy Chopra  
Notary Public in and for the State of Washington  
Residing at: Edmonds, WA  
My appointment expires: 10/12/2024



**EXHIBIT "A"****Exceptions**

1. 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 No.: 173578

2. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

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

Recording Date: January 6, 1998

Recording No.: 9801060055

4. City, county or local improvement district assessments, if any.