

When recorded return to:
Jose E. Agustin Mendoza
1671 Lake Samish Road
Bellingham, WA 98229

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-4386
Oct 22 2020
Amount Paid \$5059.40
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620044702

CHICAGO TITLE
620044702

STATUTORY WARRANTY DEED

THE GRANTOR(S) Walter M. Ortez and Esmeralda Ortez, 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 Jose E. Agustin Mendoza, an unmarried person

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

Lot 1, Skagit County Short Plat No. PL04-0594, approved August 1, 2007, recorded August 3, 2007 under Auditor File No. 200708030088, records of Skagit County, State of Washington, being a portion of the Southeast ¼ of the Southwest ¼ AND the Southwest ¼ of the Southeast ¼ of Section 7, Township 36 North, Range 4 East, W.M.;

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P106199 / 360407-4-007-0100

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 20, 2020

Walter M. Ortez
Walter M. Ortez

Esmeralda Ortez
Esmeralda Ortez

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Walter M. Ortez and Esmeralda Ortez are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10-22-2020
Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

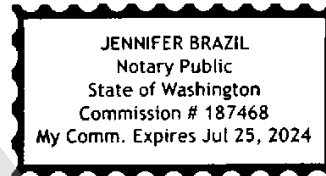


EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Sidney Smyth
Purpose: Water line
Recording Date: April 29, 1909
Recording No.: 74849
Recording No.: 74851
2. 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: June 29, 1945
Recording No.: 383400
3. 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 Short Plat No. PL04-0594:
Recording No: 200708030088
4. Lot Certification, including the terms, covenants and provisions thereof
Recording Date: August 3, 2007
Recording No.: 200708030089
5. Protected Critical Area Site Plan, including the terms, covenants and provisions thereof
Recording Date: August 3, 2007
Recording No.: 200708030090
6. Grant of Easement, including the terms, covenants and provisions thereof
Recording Date: October 29, 2019
Recording No.: 201910290051
7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

EXHIBIT "A"
Exceptions
(continued)

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