

When recorded return to:

Wendy Yurelia Arellano-Gama and Jaime Eduardo Orozco Roman  
1216 North 15th Street  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4422

Oct 23 2020

Amount Paid \$6277.00

Skagit County Treasurer

By Marissa Guerrero Deputy

## STATUTORY WARRANTY DEED

GNW 20-6445

THE GRANTOR(S) ALLIANCE CONSTRUCTION LLC, a Washington Limited Liability Company, PO Box  
1845, Mount Vernon, WA 98273,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Wendy Yurelia Arellano-Gama, an unmarried person and Jaime Eduardo  
Orozco Roman, 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:  
Section 17, Township 34 North, Range 4 East; Ptm. of SW SE (aka Lot 1, SP# LU-05- 089)

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): P124689

Dated: 10-23-2020

ALLIANCE CONSTRUCTION LLC, a Washington Limited Liability Company

By: [Signature]  
Garrick Sager, Authorized Agent

STATE OF WASHINGTON  
COUNTY OF SKAGIT

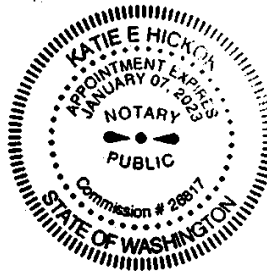
I certify that I know or have satisfactory evidence that Garrick Sager is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Authorized Agent of ALLIANCE CONSTRUCTION LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 23rd day of October, 2020

  
Signature

Notary  
Title

My appointment expires: 1-7-23



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 1216 North 15th Street, Mount Vernon, WA 98273  
Tax Parcel Number(s): P124689

**Property Description:**

Lot 1 of Mount Vernon Short Plat No. LU-05-089, recorded June 15, 2006 under Auditor's File No. 200606150118, records of Skagit County, Washington; being a portion of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 17, Township 34 North, Range 4 East W.M..

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-6445-KH

Page 3 of 4

---

**EXHIBIT B**

20-6445-KH

**1. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: City of Mount Vernon, Washington, a municipal corporation of Skagit County, State of Washington

Dated: February 7, 1959

Recorded: February 27, 1959

Auditor's No.: 577083

Purpose: Sewer pipe or pipes, line or lines for the transportation of sewage

Area Affected: The West 20 feet of said premises

**2. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Carl L. Hayes

Dated: March 23, 1976

Recorded: April 7, 1976

Auditor's No.: 832922

Purpose: Water line

Area Affected: Approximately due East and West with point of beginning to the present P.U.D. meter base installation as provided by the P.U.D. for meter service to the Hayes property

**3. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Energy, Inc.

Dated: May 4, 2006

Recorded: May 8, 2006

Auditor's No.: 200605080162

Purpose: Transmission, distribution and sale of electricity and underground facilities

**4. 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: Emerald Isle Short Plat

Recorded: June 15, 2006

Auditor's No.: 200606150118

**5. Municipal assessments, if any, levied by the City of Mount Vernon.**