

When recorded return to:

Juan Gutierrez
760 Peterson Road
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620046628

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 2021-1180

Mar 19 2021

Amount Paid \$6725.00
Skagit County Treasurer
By Marissa Guerrero Deputy

CHICAGO TITLE

620046628

STATUTORY WARRANTY DEED

THE GRANTOR(S) Charlotte Green, a married person, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Juan Gutierrez, an unmarried person and Madeleine Hamilton,
an unmarried person

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

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

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

Lot(s): 23 HOGG

Tax Parcel Number(s): P110925 / 4689-000-023-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 9, 2021

Charlotte Green
Charlotte GreenRobert Wong
Robert WongState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Charlotte Green and Robert Wong
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: March 17 2021

Janak Quinn
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

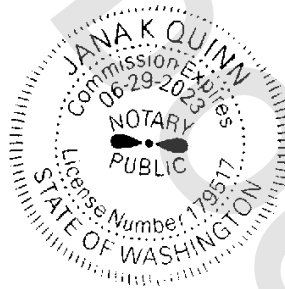


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P110925 / 4689-000-023-0000

Lot 23, "Hogg Subdivision", according to the plat thereof, recorded in Volume 16 of Plats, Pages 154 and 155, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound and Baker River Railroad Company
Purpose: 50 feet right-of-way
Recording Date: July 30, 1907
Recording No.: 63371
Affects: Exact location and extent of easement is undisclosed of record
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: September 14, 1926
Recording No.: 197187
Affects: The exact location and extent of said easement is not disclosed of record
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Drainage ditch
Recording Date: January 31, 1948
Recording No.: 415111
Affects: The exact location and extent of said easement is not disclosed of record
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 **HOGG SUBDIVISION:**

Recording No: 9701150045
5. Certificate of Sedro-Woolley Ordinance No. 1240-95 established utility connection fees;

Recording Date: October 20, 1995
Recording No.: 9510200008
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Sedro Woolley

EXHIBIT "B"

Exceptions
(continued)

Purpose: All necessary slopes for cuts and fills
Recording Date: October 14, 1994
Recording No.: 9410140044

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Sedro-Woolley.