

When recorded return to:
Gabriel Munoz, Jr.
2210 East Fulton Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-2536
Jun 04 2021
Amount Paid \$6565.00
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.: 620047516

CHICAGO TITLE CO.
620047516

STATUTORY WARRANTY DEED

THE GRANTOR(S) Manuel A. Rojo and Fercie M. Cabrera, 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 Gabriel Munoz, Jr., an unmarried person and Courtney Cloud. an unmarried person

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

LOT 2, "PLAT OF LOGAN CREEK, P.U.D.", AS PER PLAT RECORDED IN VOLUME 12 OF PLATS, PAGES 56 AND 57, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P81379 / 4397-000-002-0001

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 17, 2021

Ferdie M. Cabrera
Ferdie M. Cabrera

Manuel A. Rojo
Manuel A. Rojo

State of Washington
Skagit county of Skagit

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

Dated: May 18, 2021

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 03-01-2024

EXHIBIT "A"
Exceptions

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

Granted to:	City of Mount Vernon
Purpose:	Sewer line
Recording Date:	October 15, 1974
Recording No.:	808876
Affects:	The exact location and extent of said easement is undisclosed of record

2. 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 the Plat of Logan Creek P.U.D.:

Recording No: 7905020014

3. Covenants, conditions, restrictions and easements 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 Date: October 24, 1980
Recording No.: 8010240039

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 17, 1984
Recording No: 8405170054
Recording Date: March 11, 1986
Recording No: 8603110028

4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Logan Creek Homeowners Association
Recording Date: October 24, 1980
Recording No.: 8010240039 and any amendments

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance

EXHIBIT "A"

Exceptions
(continued)

thereof; Indian treaty or aboriginal rights.

6. Assessments, if any, levied by City of Mount Vernon.
7. City, county or local improvement district assessments, if any.