

When recorded return to:
Francisco Valdez and Zhanna Valdez
3000 Withers Pla
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-4000
Aug 30 2021
Amount Paid \$7765.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

LTCO 201729-LT

Order No.: 21-2454WA

Title Order No.: 201729-LT

THE GRANTOR(S)

Annelise R. Spragg and Nicholas M. Spragg, a married couple

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE
CONSIDERATION in hand paid, conveys, and warrants to

Francisco Valdez, Jr. and Zhanna Valdez, a married couple

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

Lot 14, "Plat of Hillcrest Estates II," according to the plat thereof, recorded in Volume 14 of Plats, Pages
199, 200 and 201, records of Skagit County, Washington.

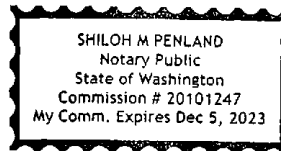
Situate in Skagit County, Washington

SUBJECT TO ALL THOSE EASEMENTS, COVENANTS AND RESTRICTIONS LISTED IN SCHEDULE
A, ATTACHED HERETO AND INCORPORATED HEREIN.

Tax Parcel No(s): 4563-000-014-0003 and P100503

Dated: 08/25/2021Annelise R. Spragg
Annelise R. SpraggNicholas M. Spragg
Nicholas M. SpraggState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Annelise R. Spragg and Nicholas M. Spragg is 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 and deed for the uses and purposes mentioned herein.

Dated 8/25/2021Shiloh M. PenlandNotary Public in and for the State of Washington
Residing at: Mount Vernon
Appointment Expiration: 12/5/2023

SCHEDULE A

1. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Hillcrest Estates II
Recorded: October 10, 1991
Auditor's No.: 9110100008

2. Easement provisions set forth on the face of the Plat for ingress, egress and drainage, granted to the City of Mount Vernon under instruments recorded April 9, 1991, under Auditor's File Nos. 9104090033 and 9104090034.

3. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS:

Declaration Dated: January 9, 1991
Recorded: October 10, 1991
Auditor's No.: 9110100009
Executed By: Ware Properties, Inc.

AMENDMENT TO DECLARATION OF COVENANTS:

Recorded: December 2, 1991
Auditor's No.: 9112020063

4. MATTERS DISCLOSED BY RECORD OF SURVEY:

Recorded: October 2, 1995 and October 26, 1995
Auditor's Nos.: 9510020131 and 9510260054

5. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Area Affected: As more fully described in said instrument
Recorded: August 13, 1991
Auditor's File No.: 9108130095

6. Declaration of Covenants, Conditions and Restrictions as recorded December 11, 1990, under Auditor's File No. 9012110027.
7. Right to Manage Natural Resource Lands Disclosure, and the terms and conditions thereof, as disclosed by instrument recorded on August 31, 2016 under Auditor's File No. 201608310159. Reference is made to said document for full particulars.