

When recorded return to:

Robert B. Agustin, Elena Agustin, Ronnie C. Agustin, Bernadette Dela Cruz Agustin, Jossua Vaiau, Robelen Vaiau, and Germaine Marie Agustin  
91-1470 Halahinano Street  
St. Kapolei, HI 96707

**STATUTORY WARRANTY DEED**      GNW 21-12918

THE GRANTOR(S) Lucille F. Collazo, as her separate estate, and as surviving spouse of George T. Collazo, deceased, 1123 Fidalgo Drive, Burlington, WA 98233,

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

in hand paid, conveys, and warrants to Robert B. Agustin and Elena Agustin, a married couple, Ronnie C. Agustin and Bernadette Dela Cruz Agustin, a married couple, Jossua Vaiau and Robelen Vaiau, a married couple, and Germaine Marie Agustin, an unmarried person

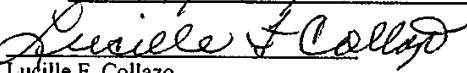
the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Property 1:  
Section 15, Township 34 North, Range 4 East - SW NW (aka Lot 2 of Survey AF# 9904080041)

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): P24785

Dated: 09/22/2021  
  
Lucille F. Collazo

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-4498  
Sep 30 2021  
Amount Paid \$8895.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Statutory Warranty Deed  
LPB 10-05

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Lucille F. Collazo is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/hers free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 22<sup>nd</sup> day of September, 2021

Doug Clark  
Signature

Notary Public  
Title

Notary Public  
State of Washington  
Doug Clark  
Commission No. 196611  
Commission Expires 12-15-2021

My appointment expires: 12-15-21

**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 3903 East College Way, Mount Vernon, WA 98273  
Tax Parcel Number(s): P24785

**Property Description:**

Lot 2, of Survey recorded April 8, 1999, as Auditor's File No. 9904080041, in Volume 21, Page 174, records of Skagit County, Washington, being a portion of the Southwest 1/4 of the Northwest 1/4 of Section 15, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed  
LPB 10-05

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**EXHIBIT B**

21-12918-KH

**1. RESERVATIONS CONTAINED IN DEED**

Executed by: W.M. Lindsey  
 Recorded: June 11, 1898  
 Volume/Page: Volume 34 of Deeds, Page 384  
 As Follows:

"All coal and other minerals being reserved and excepted from this conveyance."

Said mineral rights are now held by Skagit County under Tax Deed issued December 15, 1920, and filed for record December 30, 1920, under Auditor's File No. 146780.

**2. RESERVATIONS CONTAINED IN INSTRUMENT:**

Executed by: George T. Collazo and Lucille F. Collazo, husband and wife  
 Recorded: September 17, 1986  
 Volume/Page: 8609170046  
 As Follows:

It is understood and agreed that the State of Washington will reconstruct the existing road approach on the Northerly side of said highway at or near Highway Engineer's Station 109+60, which approach shall be maintained between the right-of-way lines and the shoulder line of said highway by the Grantors, their heirs, successors or assigns. The Grantors herein further grant to the State of Washington, or its agents, the right to enter upon the Grantor's remaining lands where necessary to construct said approach.

**3. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Company  
 Recorded: August 21, 1986  
 Auditor's No.: 8608210072  
 Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and distribution lines over and/or under the right-of-way  
 Location: All that portion of the above described property lying South of a line which is parallel with and 50.00 feet North of the South line of said Northwest 1/4 of Section 15 (as measured at right angles), EXCEPT any portion thereof lying within the South 40 feet of said Northwest 1/4 of said Section 15

**4. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/ BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/ SHORT PLAT/ SURVEY:**

Name: Boundary Line Adjustment for Collazo  
 Recorded: February 23, 1987  
 Auditor's No.: 8702230033

**5. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/ BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/ SHORT PLAT/ SURVEY:**

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Name: Survey for the Arbors  
Recorded: April 8, 1999  
Auditor's No.: 9904080041

UNOFFICIAL DOCUMENT

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Statutory Warranty Deed  
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