

**When recorded return to:**  
Ricardo Alvarado Cruz  
808 South 25th Street  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620048567

**CHICAGO TITLE**  
020048567

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Joseph R Taitano, Personal Representative of The Estate of Jose T. Taitano  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Ricardo Alvarado Cruz, an unmarried person and Miguel  
Alvarado Cruz, an unmarried person

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

Lot 30, Loveless First Addition, according to the plat thereof, recorded in Volume 14 of plats, page  
42, 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): P83375 / 4492-000-030-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4743

Oct 15 2021

Amount Paid \$6725.00

Skagit County Treasurer

By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 9/9/21

The Estate of Jose T. Taitano, deceased

BY: Joseph R. Taitano  
Joseph R. Taitano  
Personal Representative

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Joseph R. Taitano 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 Personal Representative of The Estate of Jose T. Taitano, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: September 09, 2021  
Alysia Hudson  
Name: Alysia Hudson  
Notary Public in and for the State of WA  
Residing at: Arlington  
My appointment expires: 03-01-2024

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

**EXHIBIT "A"**  
**Exceptions**

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Loveless First Addition:

Recording No: 8709230006

2. Easement, including the terms and conditions thereof granted by instrument;

Recording Date: March 18, 1987  
 Recording No.: 8703180039  
 In favor of: Puget Sound Power and Light Company  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects: Exterior 7 feet, parallel with and adjoining the street frontage

3. Agreement, including the terms and conditions thereof;

By: Carl H. Hanson and Johannah C. Hanson, husband and wife  
 And Between: Kerr-Belmark Construction Company  
 Recording Date: July 12, 1977  
 Recording No.: 860341  
 Providing: Agreement to grant easement for sewer line to connect Hanson residence to nearest sewer line  
 Affects: Said premises and other property

4. Covenants, waiver and indemnity contained in instrument;

Recording Date: October 31, 1988  
 Recording No.: 8810310078  
 Executed By: Dujardin Development Company

5. Covenant and obligation contained in deed;

Recording date: May 22, 1986  
 Recording No.: 8605220047  
 Executed By: Belmark Industries, a Washington general partnership

Said instrument is a re-recording of instrument;

Recording Date: May 16, 1986  
 Recording No.: 8605160029

**EXHIBIT "A"**  
Exceptions  
(continued)

6. Agreement, including the terms and conditions thereof;
- |                 |                      |  |
|-----------------|----------------------|--|
| By:             | City of Mount Vernon |  |
| And Between:    |                      | Dujardin Development                                 |
| Recording Date: |                      | March 16, 1990                                       |
| Recording No.:  |                      | 9003160033   |
| Providing:      |                      | Standard Participation Contract for sewer connection |
7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by City of Mount Vernon.
9. City, county or local improvement district assessments, if any.