

When recorded return to:
Eduardo Espinoza and Kaitlen Espinoza and
Andrew Carpenter
19453 Nathan Lane
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.: 620047704

CHICAGO TITLE
620047704

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mary Lou Leach, Personal Representative of the Estate of Larry David Holt,
deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Eduardo Espinoza and Kaitlen Espinoza, a married couple and
Andrew Carpenter, an unmarried person

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

Tract B, Short Plat No. 92-77, dated November 14, 1977, and approved and recorded on January
6, 1978, in Volume 2 of Short Plats, Page 175 under Auditor's File No. 871603, records of Skagit
County, Washington

Together with an Easement over Tract A of said Short Plat as delineated on the face of said short
plat map.

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

Tax Parcel Number(s): P29338 / 340432-0-005-0102, ,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4948

Oct 28 2021

Amount Paid \$10319.00
Skagit County Treasurer
By Lena Thompson Deputy

WA-CT-FNRV-02150 620019-620047704

STATUTORY WARRANTY DEED
(continued)

Dated: October 25, 2021

Mary Lou Leach, Personal Representative of the Estate of Larry David Holt, deceased

BY: Mary Lou Leach
Mary Lou Leach
Personal Representative

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Mary Lou Leach

~~I~~ are the person(s) who appeared before me, and said person acknowledged that (he/~~she~~/they) signed this instrument, on oath stated that (he/~~she~~/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of Personal Representative of the Estate of Larry David Holt, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 26, 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: Arington
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:
Purpose: pipeline
Recording Date: January 27, 1944
Recording No.: 368689
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: December 21, 1977
Recording No.: 870728
3. 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 Short Plat No. 92-77:

Recording No: 871603
4. 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 Survey:

Recording No: 200103190134
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. City, county or local improvement district assessments, if any.
7. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.