

When recorded return to:
Alison Fernandez and Carlos Fernandez
6324 State Route 9
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049597

CHICAGO TITLE CO.
620049597

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jacob Wall and Christina Wall, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Alison Fernandez and Carlos Fernandez, a married couple

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

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

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

TRACT "A", SP NO. 62-74, REC NO. 811021 in NE 1-35-4E, W.M.

Tax Parcel Number(s): P35492 / 350401-1-005-0007

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5198

Nov 12 2021

Amount Paid \$13256.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 29, 2021

Jacob Wall
Jacob Wall
Christina Wall
Christina Wall

State of Georgia
County of Richmond

I certify that I know or have satisfactory evidence that Jacob wall and Christina Wall 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: 11/9/2021

Name: Jessica Huff
Notary Public in and for the State of Georgia
Residing at: Richmond County
My appointment expires: 9/8/2023



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P35492 / 350401-1-005-0007

TRACT "A" OF SKAGIT COUNTY SHORT PLAT NO. 62-74, RECORDED UNDER RECORDING NUMBER 811021, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 87°20'08" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION, 551.09 FEET;
THENCE SOUTH 0°56'00" WEST PARALLEL WITH THE CENTERLINE OF STATE HIGHWAY NO. 9, 424.89 FEET;
THENCE NORTH 87°20'08" EAST PARALLEL WITH SAID NORTH LINE 553.42 FEET TO THE EAST LINE OF SAID SUBDIVISION;
THENCE NORTH 0°37'09" EAST ALONG SAID EAST LINE, 424.75 FEET TO THE POINT OF BEGINNING.

EXCEPT ROAD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Mineral rights as reserved in Deed, including the terms, covenants and provisions thereof

Recording Date: November 29, 1929
Recording No.: 228874

2. 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. 62-74:

Recording No: 811021

3. Statement of Claim for mineral interests, including the terms, covenants and provisions thereof

Recording Date: May 22, 1986
Recording No.: 8605220031

4. Affect, if any, of Oil and Gas Lease, including the terms, covenants and provisions thereof

Recording Date: February 26, 1988
Recording No.: 8802260020

5. 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: July 27, 1993
Recording No.: 9307270051

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

7. City, county or local improvement district assessments, if any.