

**When recorded return to:**

Karim Lopez Delgado and Manuel Salvador Lopez  
304 North 23rd Street  
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620048773

CHICAGO TITLE CO.  
620048773

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Omar R. Yacsavilca and Crystal Yacsavilca, 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 Karim Lopez Delgado and Manuel Salvador Lopez, 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.)

PTN LTS. 24-25, "PLAT OF LOGAN CREEK, P.U.D.,"

Tax Parcel Number(s): P81402 / 4397-000-025-0004

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5370

Nov 23 2021

Amount Paid \$6565.00

Skagit County Treasurer

By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 9, 2021



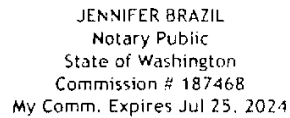
Omar R. Yacsavilca



Crystal Yacsavilca

State of WashingtonCounty of SkagitThis record was acknowledged before me on 11-11-2021 by Omar R. Yacsavilca and Crystal Yacsavilca.

(Signature of notary public)

Notary Public in and for the State of WashingtonResiding at: Skagit CountyMy commission expires: 7-25-2024

JENNIFER BRAZIL  
Notary Public  
State of Washington  
Commission # 187468  
My Comm. Expires Jul 25, 2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P81402 / 4397-000-025-0004**

LOT 25, "PLAT OF LOGAN CREEK, P.U.D.," AS PER PLAT RECORDED IN VOLUME 12 OF PLATS, PAGES 56 AND 57, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION OF LOT 25, "PLAT OF LOGAN CREEK, P.U.D.," AS PER PLAT RECORDED IN VOLUME 12 OF PLATS, PAGES 56 AND 57, UNDER AUDITOR'S FILE NO. 7905020014, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 25;  
THENCE NORTH 56°05'25" WEST A DISTANCE OF 156.92 FEET;  
THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 80.00 FEET WHICH BEARS NORTH 52°41'38" WEST THROUGH A CENTRAL ANGLE OF 01°26'16" AN ARC LENGTH OF 2.01 FEET;  
THENCE SOUTH 38°44'38" WEST A DISTANCE OF 6.77 FEET;  
THENCE SOUTH 57°54'59" EAST A DISTANCE OF 158.53 FEET;  
THENCE NORTH 21°29'32" EAST A DISTANCE OF 3.79 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF LOT 24, "PLAT OF LOGAN CREEK, P.U.D.," AS PER PLAT RECORDED IN VOLUME 12 OF PLATE, PAGES 56 AND 57, UNDER AUDITOR'S FILE NO. 7905020014, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 24;  
THENCE NORTH 56°05' 25" WEST A DISTANCE OF 88.28 FEET;  
THENCE NORTH 51°15'25" WEST A DISTANCE OF 77.00 FEET;  
THENCE SOUTH 38°44'38" WEST A DISTANCE OF 5.62 FEET;  
THENCE SOUTH 51°15'25" EAST A DISTANCE OF 169.02 FEET;  
THENCE NORTH 21°29'32" EAST A DISTANCE OF 13.67 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

## EXHIBIT "B"

### 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 PLAT OF LOGAN CREEK PUD:

Recording No: 7905020014

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

Recorded: October 15, 1974  
 Recording No: 808876, records of Skagit County, Washington  
 In favor of: City of Mount Vernon  
 For: Sewer line  
 Affects: Said premises, the exact location and extent of said easement is undisclosed of record

3. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: October 24, 1980  
 Recording No: 8010240039, records of Skagit County, Washington  
 Executed By: Nathaniel R. Purcell, Etal

AMENDED by instrument

Recorded: May 17, 1984 and March 11, 1986  
 Recording No: 8405170054  
 Recording No: 8603110028

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: October 24, 1980  
 Recording No: 8010240039, records of Skagit County, Washington  
 Imposed By: Nathaniel R. Purcell, Etal

5. Terms, conditions, and restrictions of that instrument entitled Standard Participation Contract Certificate of Payment and Release for Sewer Connection Charge City of Mount Vernon, Washington;

**EXHIBIT "B"**Exceptions  
(continued)

Recorded: December 28, 1987  
Recording No: 8712280014, records of Skagit County, Washington

6. Covenant to bind properties disclosed in deed

Recording Date: July 31, 2003  
Recording No.: 200307310268

7. 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: 9206120002

8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Mount Vernon.