

**When recorded return to:**

Francisco Ramirez and Guadalupe Ayala Gonzalez  
609 Stacey Place  
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE INSURANCE COMPANY

P.O. Box 45023  
Jacksonville, FL 32232-5023

Escrow No.: 620050114

CHICAGO TITLE  
020050114

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Robert Chase Helton and Elyde Rosario Helton, 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 Guadalupe Ayala Gonzalez and Francisco Ramirez , a married  
couple

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

LOT 10, "PLAT OF ARBOR GLEN" AS PER PLAT RECORDED JUNE 24, 2019 UNDER  
AUDITOR'S FILE NO. 201906240188, 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): P134751 / 6064-000-010-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5707

Dec 14 2021

Amount Paid \$6765.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

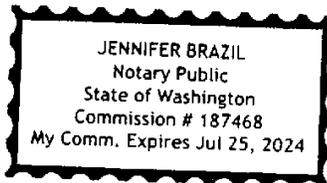
Dated: December 1, 2021

*Robert Chase Helton*  
Robert Chase Helton  
*Elyde Rosario Helton*  
Elyde Rosario Helton

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Robert Chase Helton and Elyde Rosario Helton  
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: December 9, 2021



*Jennifer Brazil*  
Name: Jennifer Brazil  
Notary Public in and for the State of Washington  
Residing at: Skagit County  
My appointment expires: 7-25-2024

**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Sedro Acreage:

Recording No: 43720

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc. a Washington corporation  
Purpose: Utility Lines  
Recording Date: July 19, 2010  
Recording No.: 201007190112

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc. a Washington corporation  
Purpose: Utility Lines  
Recording Date: May 21, 2018  
Recording No.: 201805210144

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the Plat of Arbor Glen:

Recording No: 201906240188

5. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: June 24, 2019  
Recording No.: 201906240189

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 6, 2020  
Recording No.: 202004060129

6. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Arbor Glen Owner's Association  
Recording Date: June 24, 2019  
Recording No.: 201906240189

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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. SP-2020-151:

Recording No: 202102090127

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. Assessments, if any, levied by City of Sedro Woolley.
10. Dues, Charges and/or Assessments, if any, levied by Arbor Glen Owner's Association.
11. City, county or local improvement district assessments, if any.