

When recorded return to:
Eduardo E Monroy Martinez and Jessica C Robles
3287 Butler Creek Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20235560
Feb 23 2023
Amount Paid \$6805.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

CHICAGO TITLE COMPANY
620053443

15215 SE 272nd St., Suite 101
Kent, WA 98042

Escrow No.: 0250309-OC

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dean Johnson and Ulrike Hicks, 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 Eduardo E Monroy Martinez and Jessica C Robles,

Husband and wife

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

TRACT 2 OF SKAGIT COUNTY SHORT PLAT NO. 43-76, APPROVED OCTOBER 29, 1976, RECORDED NOVEMBER 3, 1976, UNDER AUDITOR'S FILE NO. 845381, RECORDS OF SKAGIT COUNTY, WASHINGTON. BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.

EXCEPT THE NORTH 12 FEET THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

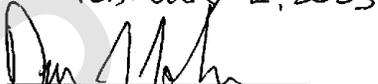
Tax Parcel Number(s): P49558/ 360420-1-011-0310

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 2, 2023



Dean Johnson



Ulrike Hicks

State of Washington

County of Skagit

This record was acknowledged before me on
2-2-2023 by Dean Johnson and Ulrike Hicks.


(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024

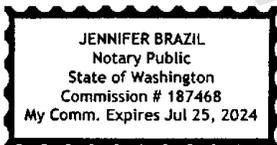


EXHIBIT "A"
Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. 1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Puget Sound Power & Light Company
Purpose: Underground electric system, together with necessary appurtenances
Recording Date: January 12, 1952
Recording No.: 483833
Affects: Portion of said premises
2. 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 Skagit County Short Plat No. 43-76:
Recording No: 845381
5. Manufactured Home Title Elimination Application recorded under Recording No. 200803260106 recites that a manufactured (mobile) home is, or is being affixed to the Land.
6. City, county or local improvement district assessments, if any.