

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238046

Sep 13 2023

Amount Paid \$8583.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 23-19086

When recorded return to:

Luz Barajas Ochoa
12989 North Ovenell Lane
Burlington, WA 98233

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel Thomas Willmart and Olivia M. Willmart, who acquired title as Olivia Dickinson, husband and wife, 315 Lincoln Rd, Canton, NY 13617,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Luz Barajas Ochoa, an unmarried person

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

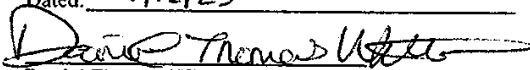
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

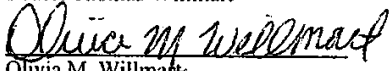
Abbreviated legal description: Property 1:
Lot 11, Block 1, COUNTRY CLUB ADDITION NO. 6

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P79490/4339-001-011-0009

Dated: 9/12/23


Daniel Thomas Willmart


Olivia M. Willmart

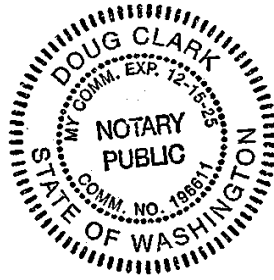
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 12th day of September, 2023 by Daniel Thomas Willmart and Olivia M. Willmart.

Doug Clark
Signature

Notary Public
Title

My commission expires: 12-15-25



Statutory Warranty Deed
LPB 10-05

Order No.: 23-19086-KH

Page 2 of 5

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 12989 North Ovenell Lane, Burlington, WA 98233
Tax Parcel Number(s): P79490/4339-001-011-0009

Property Description:

Lot 11, Block 1, "COUNTRY CLUB ADDITION NO. 6", as per plat recorded in Volume 11 of Plats, pages 42 and 43, records of Skagit County, Washington.

EXHIBIT B

23-19086-KH

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Underground electric system

In Favor Of: Puget Sound Power & Light Company

Recorded: April 2, 1971

Auditor's No.: 750497

Affects: Right-of-way 5 feet in width being 2 1/2 feet on each side of the centerline as surveyed, staked and constructed across the Southeast 1/4 of the Southwest 1/4 of Section 2, Township 34 North, Range 3 East, W.M.

10. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: June 30, 1976

Recorded: July 6, 1976

Auditor's No.: 838525

Statutory Warranty Deed
LPB 10-05

Order No.: 23-19086-KH

Page 4 of 5

Executed By: D & C Land and Development Inc., a Washington Corporation

Reference to said Covenant was made in instrument recorded under Auditor's File No. 8809260009, which is a re-recording of Auditor's File No. 8809140003, referring to Covenant #18 therein, as follows:

"The undersigned owners of Lots in the subject plat do not object to the use of tile roofs in place of cedar shakes."

11. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: January 23, 1976

Recorded: March 25, 1977

Auditor's No.: 853302

Executed By: Dujardin Custom Homes, Inc., a Washington Corporation, and Marvel Construction, Inc., a Washington Corporation, and Bellingham First Federal Savings and Loan Association

12. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY: Plat/Subdivision Name: Country Club Addition No. 6 Recorded: June 8, 1976 Auditor's No: 836443