

When recorded return to:  
Vicente Garza-Mendoza

5905 Timothy Place  
Mount Vernon WA 98273

Recorded at the request of:  
Guardian Northwest Title  
File Number: 107701



201407310071

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\$73.00  
2 1:41PM

**Statutory Warranty Deed**

107701-1  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Timothy L. Brockman, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Vicente Garza Mendoza, a married man as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 30, Bakerview West

Tax Parcel Number(s): P113644, 4719-000-030-0000

Lot 30, "PLAT OF BAKERVIEW WEST", as per plat recorded in Volume 17 of Plats, pages 13 through 16, inclusive, records of Skagit County, Washington.

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 "A" attached hereto

Dated July 30, 2014

Timothy L. Brockman  
Timothy L. Brockman

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2014 2756

JUL 31 2014

Amount Paid \$ 2215.76  
Skagit Co. Treasurer  
By MB Deputy

STATE OF Washington }  
COUNTY OF Grant } SS:

I certify that I know or have satisfactory evidence that Timothy L. Brockman, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 7/30/2014

Ragen E. Jefferson  
Printed Name: Ragen E. Jefferson  
Notary Public in and for the State of Washington  
Residing at Ephrata  
My appointment expires: 04/15/2017

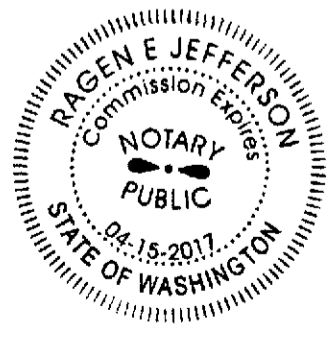


Exhibit A

**EXCEPTIONS:**

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Bakerview West  
Recorded: August 18, 1998  
Auditor's No: 9808180054

B. Terms and Conditions of City of Mount Vernon Ordinance No. 2863, pursuant to Chapter 17.111 regarding rezoning, recorded April 8, 1998 under Auditor's File No. 9804080064.

Guardian Northwest Title and Escrow, Agent for  
First American Title Insurance Company



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