

WHEN RECORDED RETURN TO:

Cody Perez
1216 South Spruce St
Burlington WA 98233



201408140041

Skagit County Auditor

\$75.00

8/14/2014 Page

1 of

4 10:21AM

DOCUMENT TITLE(S)

Special Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

107651-1

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR(S):

Secretary of Housing and Urban Development
of Washington D.C. 20410

GRANTEE(S):

Cody Perez, a single man

ABBREVIATED LEGAL DESCRIPTION:

Lot 2 Gages Circle

TAX PARCEL NUMBER(S):

P117815, 4774-000-002-0000

SPECIAL WARRANTY DEED
(Not Statutory)

THE GRANTOR(S) Secretary of Housing and Urban Development of Washington, D.C. 20410, its successors in interest and/or assigns for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, bargains, sells, and conveys to Cody C. Perez, a single man the following described estate, situated in the County of Skagit , State of Washington:

Abbreviated Legal:

Lot 2, Gages Circle

Complete legal description attached hereto as Exhibit "A" and made a part hereof.

Tax Parcel Number(s) : P117815, 4774-000-002-0000

"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."

Subject to: *The Secretary of Housing and Urban Development (Seller) agrees to sell the property at the price and terms set forth herein, and to prepare a deed containing a covenant which warrants against the acts of the Seller and all claiming by, through or under him*

Dated: 8-8-14

US Department of Housing and Urban Development

By: BLB Resources, Authorized Agent

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014 29 34
AUG 14 2014

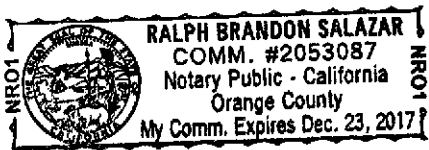
Amount Paid \$6
Skagit Co. Treasurer
By *man* Deputy

STATE OF California }
COUNTY OF Orange } SS:

I certify that I know or have satisfactory evidence that REN OROSCO is the person who appeared before me, and said person acknowledged that They signed this instrument and acknowledged it as the Authorized Agent of US Department of Housing and Urban Development, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 8/8/2014

Notary Public in and for the State of California
Residing at Santa Ana CA
My appointment expires: 12/23/2017



Escrow No.: 107651

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 2, "PLAT OF GAGES CIRCLE", according to the plat thereof recorded under Skagit County Auditor's File No. 200102130017, records of Skagit County, Washington.



201408140041

Skagit County Auditor

\$75.00

8/14/2014 Page

3 of

4 10:21AM

Exhibit B

EXCEPTIONS:

A. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Gages Slough

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

Plat/Subdivision Name: Plat of Gages Circle
Recorded: February 13, 2001
Auditor's No: 200102130017

C. ~~EASEMENT~~, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: October 31, 2000
Recorded: November 14, 2000
Auditor's No: 200011140036
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."

Area Affected:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above-described property. (When said streets and road are dedicated to the public, this clause shall become null and void).

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

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



201408140041

Skagit County Auditor

\$75.00

8/14/2014 Page

4 of

4 10:21AM