

When recorded return to:  
Bryon Delestrez and Julie Delestrez  
1821 E Fairhaven  
Burlington, WA 98233



Skagit County Auditor \$75.00  
8/21/2015 Page 1 of 4 1:37PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

900 SW 16th St., Suite 310  
Renton, WA 98057

Escrow No.: 0045833-OC

**CHICAGO TITLE**  
**62002447 STATUTORY WARRANTY DEED**

THE GRANTOR(S) Adolfo Hinojosa, Jr. and Veronica Hinojosa, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Bryon Delestrez and Julie Delestrez, husband and wife

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

Lot 7C, PLAT OF FAIRGARDEN, according to the Plat thereof recorded July 7, 2005, under Auditor's File NO. 200507070039, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P123054 /4864-000-003-0000

Subject to:

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

Dated: August 18, 2015

*Adolfo Hinojosa, Jr.*  
\_\_\_\_\_  
Adolfo Hinojosa, Jr.  
*Veronica Hinojosa*  
\_\_\_\_\_  
Veronica Hinojosa

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015 3326  
AUG 21 2015

Amount Paid \$4,899.00  
Skagit Co. Treasurer  
By *William* Deputy

STATUTORY WARRANTY DEED  
(continued)

State of WASHINGTON  
County of Skagit

I certify that I know or have satisfactory evidence that Adolfo Hinojosa, Jr. is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/20/15  
Notary Public  
State of Washington  
DONNA LEE REED  
My Appointment Expires Oct 1, 2015

Donna Lee Reed  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Marysville, WA  
My appointment expires: 10/1/2015

State of PENNSYLVANIA  
County of PHILADELPHIA

I certify that I know or have satisfactory evidence that Veronica Hinojosa is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/19/2015

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Aaron Levin, Notary Public  
Springfield Twp., Montgomery County  
My Commission Expires Sep. 23, 2017

Aaron Levin  
Name: AARON LEVIN  
Notary Public in and for the State of PA  
Residing at: \_\_\_\_\_  
My appointment expires: 9/23/17

**EXHIBIT "A"**  
Exceptions

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

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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. BU-3-04  
  
Recording No. 200411090110
2. Agreement, including the terms and conditions thereof; entered into;  
  
By: Charles Barnum  
And Between: Kevin Bell and Roxanne Robertson  
Recorded: October 1, 2002  
Auditor's No. 200210010020, records of Skagit County, Washington  
Providing: Property line agreement
3. Agreement, including the terms and conditions thereof; entered into;  
  
By: Kelly Ellen Moss  
And Between: Charles Barnum  
Recorded: October 1, 2002  
Auditor's No. 200210010023, records of Skagit County, Washington  
Providing: Property line agreement
4. Easement, including the terms and conditions thereof, granted by instrument;  
  
Recorded: June 16, 1993  
Auditor's No.: 9306160098, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances
5. Agreement, including the terms and conditions thereof; entered into;  
  
By: Larry J. Halford  
And Between: Skagit County  
Recorded: June 18, 1990  
Auditor's No. 9006180012, records of Skagit County, Washington  
Providing: On-site sewage system status
6. Agreement, including the terms and conditions thereof; entered into;  
  
By: Larry J. Halford  
And Between: Skagit County  
Recorded: May 25, 1990  
Auditor's No. 9005250042, records of Skagit County, Washington  
Providing: On-site sewage system status
7. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;  
  
Recorded: November 23, 2005  
Auditor's No(s): 200511230127, records of Skagit County, Washington  
Executed By: The Fairgarden LLC
8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

**EXHIBIT "A"**

Exceptions  
(continued)

Recorded: November 23, 2005

Auditor's No(s): 200511230127, records of Skagit County, Washington

Imposed By: The Fairgarden LLC

9. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 FAIRGARDEN;

Recording No: 200507070039

10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by City of Burlington
12. Assessments, if any, levied by Fairgarden Community Association