

When recorded return to:
Timothy Eric Collins
2300 Martin Road
Mount Vernon, WA 98273



201602160117

Skagit County Auditor \$75.00
2/16/2016 Page 1 of 3 3:45PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620023979Z

CHICAGO TITLE
620023979Z STATUTORY WARRANTY DEED

THE GRANTOR(S) Jose R. Cisneros and Lorena G. Cisneros, 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 Timothy Eric Collins, an unmarried man and Matthew L. Vankirk and Donna M. Vankirk, husband and wife.

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

Tract 10, Plat of Sunset View, Division No. 1, according to the plat thereof, recorded in Volume 12 of Plats, Page 86, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P81918, 4415-000-010-0009.

Subject to:

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

Dated: February 10, 2016

Jose R. Cisneros
Jose R. Cisneros

Lorena G. Cisneros
Lorena G. Cisneros

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016468
FEB 16 2016

Amount Paid \$ 3600.00
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Jose R. Cisneros, Lorena G Cisneros
is the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 2/11/2016

Deborah K. Flick
Name: DEBORAH K. FLICK
Notary Public in and for the State of WA
Residing at: Arbuton
My appointment expires: 8/9/18

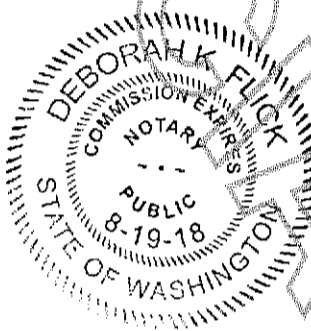


EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 **PLAT OF SUNSET VIEW, DIVISION NO. 1:**

Recording No: 7911050053

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County
Purpose: Pipeline
Recording Date: May 11, 1978
Recording No.: 880140
Affects: A portion of said plat

3. Agreement including the terms, covenants and provisions thereof;

Executed by: City of Mount Vernon, et al
Recording Date: August 16, 1982
Recording No.: 8208160019
Providing: Standard Participation Contract for sewer connection

4. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry TOGETHER WITH the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in deed

Grantor: State of Washington
Recorded: July 17, 1925
Recording No.: 185839
Affects: Said premises and other property

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.