

When recorded return to:
Sofia Cotrina Peralta
307 E. Division Street Unit B, Parking Space 2
Mount Vernon, WA 98274



Skagit County Auditor \$77.00
2/29/2016 Page 1 of 5 3:56PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026195

CHICAGO TITLE
620026195

STATUTORY WARRANTY DEED

THE GRANTOR(S) Philis Ann Plotto, an unmarried person
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Sofia Cotrina Peralta, a married woman
and Israel A. Rodriguez Peralta, a ^{single} ~~single~~ person

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
Abbreviated Legal: (Required if full legal not inserted above.)
Unit(S): B Bldg: 1 Condo: Vernon Heights Condo
Tax Parcel Number(s): P105842, 4635-001-002-0001,

Subject to:

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

Dated: February 25, 2016

Philis Ann Plotto by Peter Plotto
Philis Ann Plotto by Peter Plotto, her Attorney in fact

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20160229
FEB 29 2016
Amount Paid \$
Skagit Co. Treasurer
By *MB* Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington

County of Snohomish

I certify that I know or have satisfactory evidence that Peter piotto

(is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Power of Attorney of Philis Ann Piotto to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: February 26, 2016

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P105842 and 4635-001-002-0001

Unit B, Building No. 1, VERNON HEIGHTS CONDOMINIUM, according to Declaration thereof recorded under Auditor's File No. 9408260063, and any amendments thereto, records of Skagit County, Washington AND Survey Map and Plans thereof recorded in Volume 15 of Plats, pages 189 through 194, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, created by instrument(s);
Recorded: October 14, 1993
Auditor's No(s): 9310140068, records of Skagit County, Washington
In favor of: City of Mount Vernon
For: Ingress, egress, utilities and sewer lines
Affects: Portions of said condominiums

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 8, 1993
Auditor's No(s): 9312080143, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Utilities
Affects: The East 10 feet of condominiums

3. Notes as delineated on the face of said plat, as follows:

Unless otherwise indicated hereon, each deck, patio, garage, entrance deck, and stair or storage area is a Limited Common Element (LCE) allocated to the Unit to which it is immediately adjacent as described in Article 6 of the Declaration. Each uncovered or covered parking space depicted hereon is Limited Common Element (LCE) allocated to the Unit bearing the corresponding unit identification number, as described in Exhibit C to the Declaration.

Storage areas and stairwells shown on basement levels for Building Numbers 2 and 3 as shown on Sheet 6 of 6 constitute portions of the units. Garage areas as shown thereon are Limited Common Elements (LCE).

4. Easement delineated on the face of said plat;
For: Ingress, egress and utilities
Affects: The East 5 feet of condominium

5. Easement delineated on the face of said plat;
For: Utilities
Affects: The East 10 feet of condominium

6. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, 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: August 26, 1994
Auditor's No.: 9408260063, records of Skagit County, Washington

Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto to the extent provided for RCW 64.34.

Amended by instrument(s):
Recorded: March 9, 1995 and May 4, 2009
Auditor's No(s): 9503090036 and 200905040154, records of Skagit County, Washington

7. Terms, conditions, and restrictions of that instrument entitled Policy Resolution No. 1;
Recorded: March 8, 1995
Auditor's No(s): 9503080055, records of Skagit County, Washington
In Favor of: Establishing book of resolutions

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

EXHIBIT "B"

Exceptions
(continued)

Granted to: Comcast of Washington IV, Inc.
Recording Date: March 8, 2010
Recording No.: 201003080058
Affects: Said premises and other property

9. Assessments, if any, levied by City of Mount Vernon.
10. City, county or local improvement district assessments, if any.
11. Assessments, dues and charges, if any, levied by Unit Owners Association of Vernon Heights Condominium.