

When recorded return to:

Mrs. and Mr. Theresa M Kins
1826 Yakima Ln.
Pueblo, CO 81001



201605270142

Skagit County Auditor
5/27/2016 Page

\$75.00
1 of 3 2:33PM

Filed for Record at Request of
Attorney's Title Of Washington, Inc.
Escrow Number: TC1-43574

Land Title and Escrow

#154648-

Statutory Warranty Deed

THE GRANTORS Omar Chevez, as his separate property and Sandra Becerra, who acquired title as Sandra Chevez as her separate Property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Theresa M Kins and James A Kins, Wife and husband the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn NE 1/4 Of SE 1/4 Of NE 1/4, 32-35-5 E W.M.

AS ATTACHED HERETO AS EXHIBIT "A" AND BY THIS REFERENCE INCORPORATED
HEREIN

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price of greater than \$(120% of sales price – insert amount) until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee

Tax Parcel Number(s): P40491

Dated May 20, 2016

· Omar R Chevez by

· Jason C Roman his attorney in fact
Omar R Chevez by Jason C. Roman, his attorney in fact

Sandra M Becerra
Sandra M Becerra

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20162141

MAY 27 2016

Amount Paid \$ 7125.00
Skagit Co. Treasurer
By mm Deputy

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Sandra M. ~~Chevez~~ Becerra is are the person(s) 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.

Dated: MAY 25TH 2016



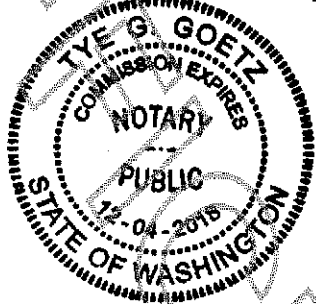
Notary Public in and for the State of WASHINGTON
Residing at TACOMA
My appointment expires: DEC-4-2018

STATE OF WASHINGTON
COUNTY OF SEAGIT } SS:

On this 25TH day of MAY 2016 Before me personally appeared Jason C. Roman
to me known to be the individual described in and
who executed the foregoing instrument for _____ Attorney in fact for Omar R. Chevez
and acknowledged that He signed and

sealed the same as His free and voluntary act and deed as _____
Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power
of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now
living, and is not incompetent.

Given under my hand and official seal the day and year last above written.
(Seal)



[Signature]
Notary Public in and for the State of Washington
Residing at TACOMA
My appointment expires: DEC 4 2018

EXHIBIT A

PARCEL "A":

The South ½ of the Northeast ¼ of the Southeast ¼ of the Northeast ¼ of Section 32, Township 35 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress, egress and utilities as in Declaration of Easement recorded March 2, 1972, under Auditor's File No. 764746, records of Skagit County, Washington;

EXCEPT that portion in the South ½ of the Northeast ¼ of the Southeast ¼ of the Northeast ¼ of Section 32, Township 35 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

SUBJECT TO:

Unrecorded leaseholds, if any; rights of vendors and holders of security interests on personal property installed upon said property, and rights of tenants to remove trade fixtures at the expiration of the term.

Easements, restrictions, and other matters shown on Schedule "B-1" attached are also excepted from coverage. The easements, restrictions and other matters shown as lettered exceptions on Schedule "B-1" are excepted from policy coverage to the same extent that the numbered Schedule "B" Special Exceptions shown herein are excepted from policy coverage.

Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall 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:

From:	The State of Washington
Recorded:	November 13, 1911
Auditor's No.:	87553
Executed By:	The Sound Timber Company
As Follows:	All mineral rights in the said premises with the right of ingress and egress over the said premises for the removal of the same.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Public Utility District No. 1, its successors or assigns
Purpose:	Lay, maintain etc. a pipe or pipes, line or lines for the transportation of water
Area Affected:	A 20 foot strip of land through the Southeast ¼ of the Northeast ¼
Recorded:	August 22, 1946
Auditor's No.:	395230

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Present and future adjoining land owners
Purpose:	Ingress, egress and utilities
Area Affected:	The West 30 feet of the subject property
Recorded:	March 2, 1972
Auditor's No.:	764746