

When recorded return to:
Othon Rojas Rojas-Vega and Adriana E Mendoza
Gonzalez
3310 East Fir Street
Mount Vernon, WA 98273



Skagit County Auditor \$75.00
11/29/2016 Page 1 of 3 1:46PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029106

CHICAGO TITLE
620029106

STATUTORY WARRANTY DEED

THE GRANTOR(S) Pensco Trust Company LLC, Custodian FBO Robert R Larsen IRA

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Othon Rojas Rojas-Vega and Adriana E Mendoza Gonzalez, a married couple

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

Lot 26 THUNDERBIRD, according to the plat thereof, recorded in Volume 9 of Plats, pages 34 and 35, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P54493 / 3762-000-026-0010

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20165362
NOV 29 2016

Amount Paid \$4428.30
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 21, 2016

Pensco Trust Company LLC, Custodian FBO Robert R Larsen IRA

BY: [Signature] **PENSCO Trust Company**
By: Chris Rains
Its: Authorized Signatory

Member
State of Colorado
County of Denver

I certify that I know or have satisfactory evidence that Pensco Trust Company
by Chris Rains
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 _____ of Pensco Trust Company, LLC Custodian FBO Robert R. Larsen IRA to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 23, 2016
[Signature]
Name: Toni D Lewis
Notary Public in and for the State of Colorado
Residing at: Adams County
My appointment expires: 10/11/2018

TONI D LEWIS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064041489
MY COMMISSION EXPIRES OCTOBER 11 2018

EXHIBIT "A"
Exceptions

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 THUNDERBIRD:

Recording No. 693440

2. Covenants, conditions, restrictions, and easements 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: June 16, 1968
Auditor's No(s): 715205, records of Skagit County, Washington
Executed By: Keith S. Johnson and Alison R. Johnson, et al

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 26, 1968
Auditor's No(s): 711701, records of Skagit County, Washington
In favor of: City of Mount Vernon, Washington
For: Purpose of maintenance and installation of utilities
Affects: The North 10 feet of the East 17 feet of said premises

4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 7, 1967
Auditor's No(s): 707746, records of Skagit County, Washington
In favor of: City of Mount Vernon, a Municipal corporation of Skagit County
For: Sewer pipe or pipes
Affects: The South 10 feet of said premises

5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by City of Mount Vernon.