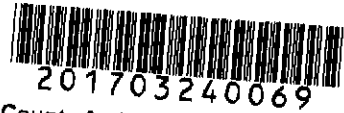


When recorded return to:
Anna Bell and Kevin Bell
20327 Revilo Drive
Burlington, WA 98233

Recorded at the request of:
Guardian Northwest Title
File Number: 113438



Skagit County Auditor
3/24/2017 Page 1 of 2 10:26AM \$74.00

Statutory Warranty Deed

113438
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Vargas Real Estate Group, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Anna Bell and Kevin Bell, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot 7, Replat of Evergreen Acres Div. 1

Tax Parcel Number(s): P77642, 4182-000-007-0005

Lot 7, "REPLAT OF EVERGREEN ACRES, DIV. NO. 1", according to the plat thereof recorded in Volume 10 of Plats, pages 13 and 14, records of Skagit County, Washington.

Situate in Skagit County, Washington.
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated 3-15-17

Vargas Real Estate Group LLC

By: Juan Vargas, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20171144
MAR 24 2017

Amount Paid \$ 5220.40
Skagit Co. Treasurer
by FWM Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Juan Vargas is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Managing Member of Vargas Real Estate Group LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 3-15-17

Notary Public in and for the State of Washington
Residing at Washington
My appointment expires: 3/7/20

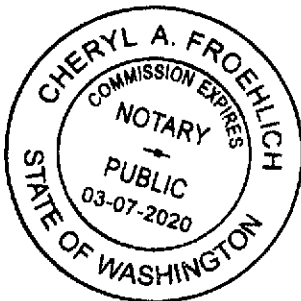


Exhibit A
SCHEDULE "B-1"

EXCEPTIONS:

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Replat of Evergreen Acres, Div. No. 1
Recorded: December 21, 1971
Auditor's No.: 762098 (replat of AF#761849)

B. Restrictive Covenants contained in Deed from Ace Garlinghouse, as Trustee, under the Living Trust of Oliver W. Gear and Helen E. Gear, conveying to Rodney N. Buchanan and Linda V. Buchanan, Tract 16 in said subdivision, dated March 24, 1976, recorded March 26, 1976 under Auditor's File No. 832388 (which may be notice of a general plan) as follows:

1. Any home to be constructed is to be completed within one year of start of construction and home is to conform with other homes in the area.
2. The area of home is not to be less than 1100 square feet of living area.

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: April 24, 1973
Recorded: June 1, 1973
Auditor's No.: 785831
Purpose: Transmission line or lines, together with right of ingress and egress
Area Affected: A right-of-way 7 feet in width having 3 1/2 feet of such width on each side of a centerline described as follows:
To be located on the front lot lines of said premises.