

When recorded return to:
Jose A Garcia Torres and Maria Y Garcia
1020 South 19th Street
Mount Vernon, WA 98274



Skagit County Auditor \$77.00
3/16/2018 Page 1 of 4 3:59PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033577

CHICAGO TITLE
620033577

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kathy Bowen, also shown of record as Kathryn Bown, 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 Jose A Garcia Torres and Maria Y Garcia, a married couple

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

Lot 8, Block 3, ALBERT BALCH'S WEDGEWOOD, according to the plat thereof, recorded in Volume 7 of Plats, page 24, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20181060

MAR 16 2018

Tax Parcel Number(s): P54756 / 3766-003-008-0004

Amount Paid \$ 4,428.30

Skagit Co. Treasurer

By *mm* Deputy

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 13, 2018

Kathy Bowen
Kathy Bowen

State of Arizona

County of Yavapai

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

Dated: 14 Mar 2018



Patrick Janisch
Name: Patrick Janisch
Notary Public in and for the State of Arizona
Residing at: Prescott Valley
My appointment expires: 13 Jun 2020

EXHIBIT "A"
Exceptions

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

Granted to: City of Mount Vernon
Purpose: Sewer
Recording Date: January 25, 1955
Recording No.: 512247

2. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: February 3, 1955
Recording No.: 512718

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

Granted to: Puget Sound Power & Light Co.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 3, 1971
Recording No.: 757660

4. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.
In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

EXHIBIT "A"
Exceptions
(continued)

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