

When recorded return to:  
Adam Peres-Arroyo  
1804 N 30th St  
Mount Vernon, WA 98273



201804250027

Skagit County Auditor \$78.00  
4/25/2018 Page 1 of 5 11:23AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620034165

CHICAGO TITLE  
620034165

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Binay K. Shah and Tara K. Shah, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Adam Peres-Arroyo, an unmarried person

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

Lot 32, PLAT OF TJ TOWNHOUSES, according to the plat thereof recorded November 30, 2000, under Skagit County Auditor's File No. 200011300053, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P117619 / 4769-000-032-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018/06/07  
APR 25 2018

Amount Paid \$3832.00  
Skagit Co. Treasurer  
By *[Signature]* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: April 11, 2018

Binay K. Shah  
Binay K. Shah

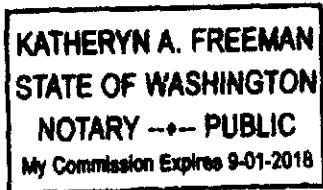
Tara K. Shah  
Tara K. Shah

State of Washington  
County of Snohomish

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

Dated: April 23, 2018

Kathryn A. Freeman  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish 10  
My appointment expires: 7-01-2018



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: July 22, 1977  
Auditor's No(s): 861138, records of Skagit County, Washington  
In favor of: Continental Telephone Company
  
2. 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  
Auditor's No.: 87757, records of Skagit County, Washington  
Executed By: State of Washington
  
3. 10 foot by 10 foot easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 5, 1985  
Auditor's No(s): 8511050076, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
  
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: July 2, 1986  
Auditor's No(s): 8607020048, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
  
5. Terms, conditions, and restrictions of that instrument entitled Mount Vernon Land Use Ordinance 2394-A;  
Recorded: September 13, 1990  
Auditor's No(s): 9009130055, records of Skagit County, Washington
  
6. Terms, conditions, and restrictions of that instrument entitled Mount Vernon Land Use Ordinance No. 2934;  
Recorded: March 2, 1999  
Auditor's No(s): 9903020122, records of Skagit County, Washington
  
7. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: January 27, 2000  
Auditor's No(s): 200001270030, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County

## EXHIBIT "A"

### Exceptions (continued)

8. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 12, 2000  
Auditor's No(s): 200009120116, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances
9. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;  
Recorded: September 12, 2000  
Auditor's No(s): 200009120118, records of Skagit County, Washington
- AMENDED by instrument(s):  
Recorded: March 27, 2001  
Auditor's No(s): 200103270101, records of Skagit County, Washington
10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 **PLAT OF TJ TOWNHOUSES:**
- Recording No: 200011300053
11. Terms, conditions, and restrictions of that instrument entitled Notice;  
Recorded: April 25, 2002  
Auditor's No(s): 200204250057, records of Skagit County, Washington
12. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;  
Recorded: March 27, 2001  
Auditor's No(s): 200103270101, records of Skagit County, Washington
- AMENDED by instrument(s):  
Recorded: October 30, 2001; May 8, 2003 and July 31, 2003  
Auditor's No(s): 200110300103; 200305080235 and 200307310168, records of Skagit County, Washington

**EXHIBIT "A"**

Exceptions  
(continued)

13. Easement, including the terms and conditions thereof, created by instrument(s);  
Recorded: October 16, 2003  
Auditor's No(s): 200310160116, records of Skagit County, Washington  
In favor of: The Great American Dream dba Landmark Building & Development  
For: Drainage
14. City, county or local improvement district assessments, if any.
15. Assessments, if any, levied by City of Mount Vernon.
16. Assessments, if any, levied by Eastwind Homeowner's Association.