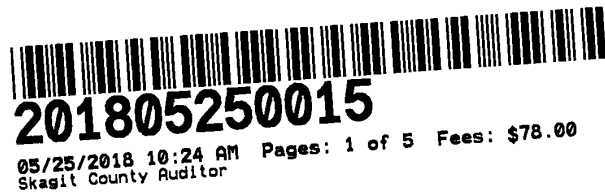


When recorded return to:
Timothy Marquez and Julie Marquez
PO Box 2012
Mount Vernon, WA 98273



Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034660

CHICAGO TITLE
620034660

STATUTORY WARRANTY DEED

THE GRANTOR(S) Melvin Yip and Kim Thu Thi Nguyen, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Timothy Marquez and Julie Marquez, a married couple

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

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

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

Lot(s): PTN 11 AND 12 HILLCREST LANDING

Tax Parcel Number(s): P131450 / 6012-000-000-0012,

Subject to:

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

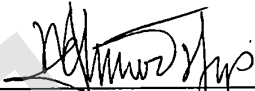
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 2174
MAY 25 2018


Amount Paid \$1,785.00
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 22, 2018



Melvin Yip

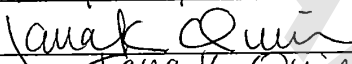


Kim Thu Thi Nguyen

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Melvin Yip and Kim Thu Thi Nguyen are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 13, 2018



Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at Arlington
My appointment expires: 06/29/2019



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P131450 / 6012-000-000-0012

Lot 12, PLAT OF HILLCREST LANDING, as recorded on April 15, 2013, under Auditor's File No. 201304150001, records of Skagit County, Washington;

TOGETHER WITH THAT PORTION of Lot 11 PLAT OF HILLCREST LANDING, as recorded on April 15, 2013, under Auditor's File No. 201304150001, records of Skagit County, Washington, described as follows;

Beginning at that certain point on the right of way line of Hillcrest Loop of said plat which is the corner common to Lots 11 and 12 of said plat; thence North 85°39'39" East along the line common to said Lots, a distance of 67.58 feet; thence South 62°12'23" East along the line common to said Lots, a distance of 4.84 feet; thence South 87°43'03" West, a distance of 71.72 feet to the point of beginning of this description;

EXCEPT that portion of Lot 12, PLAT OF HILLCREST LANDING, as recorded on April 15, 2013, under Auditor's File No. 201304150001, records of Skagit County, Washington, described as follows:

Commencing at that point on the right of way line of Hillcrest Loop of said plat which is the corner common to Lots 11 and 12 of said plat; thence North 85°39'39" East along the line common to said Lots, a distance of 67.58 feet; thence South 62°12'23" East along the line common to said Lots, a distance of 4.84 feet to the point of beginning of this description; thence North 87°43'03" East a distance of 11.84 feet; thence South 57°09'56" East a distance of 67.53 feet to the most easterly corner common to said Lots; thence North 62°12'23" West along the line common to said Lots a distance of 77.51 feet to the point of beginning of this description.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 29, 2008
Recording No.: 200809290084
2. 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 PLAT OF HILLCREST LANDING:

Recording No: 201304150001
3. 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: April 15, 2013
Recording No.: 201304150002
4. Disclosure on deed regarding Skagit County policy for unincorporated areas to protect and encourage agriculture and forestry operations;

Recording Date: December 12, 2013
Recording No.: 201312120070
5. 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 Boundary Lot Adjustment:

EXHIBIT "B"

Exceptions
(continued)

Recording No: 201409250066

6. Agreement regarding Boundary Line Adjustment:

Executed by: Schmidt and Northwest Properties Arlington No 3 LLC
Recording Date: September 25, 2014
Recording No.: 201409250064 and 201409250065

7. Assessments, if any, levied by City of Mount Vernon.

8. Assessments, if any, levied by Hillcrest Landing Homeowner's Association.