



201903010066

03/01/2019 02:38 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

When recorded return to:

Ernesto D. Orden, Sr, Juliana Roque Orden, and Charlemagne Roque Orden
2411 Jacqueline Place
Mount Vernon, WA 98273

GUARDIAN NORTHWEST TITLE CO.
STATUTORY WARRANTY DEED 19-1503

THE GRANTOR(S) Brianna L. Danielson, Personal Representative of Estate of Andrew Danielson, 918 Orchid Place, 202, Bellingham, WA 98226,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Ernesto D. Orden Sr., and Juliana Orden a married couple, and Charlemagne Roque Orden, a married person as his separate estate

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1: Lot 16, Souza's Addition

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 described in Exhibit "B" attached hereto

Tax Parcel Number(s): P54290 & 3757-000-016-0001

Dated: 2/27/19

Estate of Andrew Danielson

By: Brianna Danielson PR
Brianna L. Danielson, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019737
MAR 01 2019

Amount Paid \$ 5,701.⁰⁰
Skagit Co. Treasurer
By mam Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1503-KH

Page 1 of 5

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Brianna L. Danielson, Personal Representative of Estate of Andrew Danielson is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 27 day of February, 2019

Eleanor Romero
Signature

Notary
Title

My appointment expires: 6/23/2021

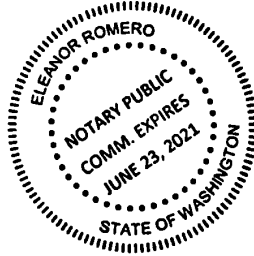


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 2411 Jacqueline Place, Mount Vernon, WA 98273
Tax Parcel Number(s): P54290 & 3757-000-016-0001

Property Description:

Lot 16, SOUZA'S ADDITION, according to the plat thereof, recorded in Volume 8 of Plats, page 70, records of Skagit County, Washington.

Situated in Skagit County, Washington

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1503-KH

Page 3 of 5

EXHIBIT B

19-1503-KH

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. (A) Unpatented mining claims.
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)
6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)
10. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors on recorded March 16, 1966, as Auditor's File No. 680056.
11. Reservations contained in deed from the State of Washington, recorded under Auditor's File No. 82660 and 82667 reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Statutory Warranty Deed
LPB 10-05

12. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Joseph P. Souza and Jean Souza, husband and wife, recorded February 10, 1970 as Auditor's File No. 735816.

13. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Souza's Addition recorded May 6, 1964 as Auditor's File No. 650186.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".