

When recorded return to:
Miguel Angel Mena Encarnacion and Ashley
Marion Roozen Mena
20119 Okerlund Drive
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-5543
Dec 23 2019
Amount Paid \$10685.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040661

CHICAGO TITLE
620040661
STATUTORY WARRANTY DEED

THE GRANTOR(S) James P. Collins and Jeanne C. Collins, Trustee(s) or Successor Trustees(s) of the James P. Collins and Jeanne C. Collins Trust Dated January 16, 2018

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Miguel Angel Mena Encarnacion and Ashley Marion Roozen Mena, a married couple

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

LOT "G" OF "S. S. V. P. NO. 1", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 6 AND 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P100517 / 4575-000-007-0006

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 11, 2019

James P. Collins and Jeanne C. Collins, Trustee(s) or Successor Trustees(s) of the James P. Collins and Jeanne C. Collins Trust Dated January 16, 2018

BY: James P. Collins
James P. Collins
Trustee

BY: Jeanne C. Collins
Jeanne C. Collins
Trustee

State of washington
county of skagit

I certify that I know or have satisfactory evidence that James P Collins
and Jeanne C. Collins
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustees of The James P. Collins and Jeanne C. Collins Trust Dated January 16, 2018 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 19, 2019

ALYSIA HUDSON
STATE OF WASHINGTON
NOTARY -- PUBLIC
My Commission Expires 03-01-2020

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of washington
Residing at: Arington
My appointment expires: 03.01.2020

EXHIBIT "A"
Exceptions

1. 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 S.S.V.P. No. 1:

Recording No: 9110170036
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: November 16, 1990
Recording No.: 9011160061
3. Skagit County Conditional Agreement, including the terms, covenants and provisions thereof;

Regarding: Alternative sewage system installations
Recording Date: July 6, 1992
Recording No.: 9207060007
4. Letter, including the terms, covenants and provisions thereof;

Regarding: Water line
Recording Date: June 19, 1990
Recording No.: 9006190064
5. Exceptions and reservations contained in deed whereby the grantor excepts and reserves 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

Grantor: State of Washington
Recording No.: 15366
6. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance

EXHIBIT "A"
Exceptions
(continued)

thereof; Indian treaty or aboriginal rights.

8. City, county or local improvement district assessments, if any.