

~~202003100650~~

~~03/10/2020 11:52 AM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor, WA~~

202003120069

03/12/2020 02:56 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor, WA

When recorded return to:
Jose J Aviles Perez and Juana T. Pedroza Celis
200 Gardner Road
BURLINGTON, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-868

Mar 10 2020

Amount Paid \$5925.00
Skagit County Treasurer
By Bridget Ibarra Deputy

*Re-record to
correct legal*

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620041164

Real Estate Excise Tax
Exempt

Skagit County Treasurer

By Heather Beauvais

Affidavit No. 2020-912

Date 03/12/2020

CHICAGO TITLE

620041164

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bryan W. Harrison and Darcie Deane Harrison, 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 Jose J Aviles Perez and Juana T. Pedroza Celis, 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. 1 - 4, SKAGIT COUNTY SHORT PLAT NO. 98-78 *SW 33-35-04*


Tax Parcel Number(s): P62512/3867-000-036-0707

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 19, 2020



Bryan W. Harrison

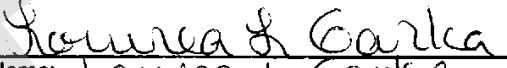


Darcie Deane Harrison

State of WASHINGTON
County of SKAGOT

I certify that I know or have satisfactory evidence that
Bryan W. Harrison
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: February 19, 2020


Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2022

NOTARY PUBLIC
STATE OF WASHINGTON
LOUREA L. GARKA
License Number 122836
My Commission Expires 10-27-2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P62512/3887-000-036-0707

The South 1/3 of the following described property:

Tracts 1, 2 and 3, SKAGIT COUNTY SHORT PLAT NO. 98-78, approved December 6, 1978 and recorded December 7, 1978 in Volume 3 of Short Plats, Page 48, under Auditor's File No. 892644, records of Skagit County, Washington; being a portion of Tract 36, PLAT OF BURLINGTON ACREAGE PROPERTY, according to the Plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington;

EXCEPT the North 20 feet of Tract 3;

TOGETHER WITH the following described portion of Tract 4 of said Short Plat; **
Thence North along the East line of Tracts 1, 2 and 3 of said Short Plat to a point on the South line of the North 20 feet of said Tract 3;
Thence East along the Easterly extension of said South line to a point on a line parallel with and 10 feet East of the East line of Tracts 1, 2 and 3 of said Short Plat;
Thence South along said parallel line to a point on the South line of said Tract 4;
Thence West along said South line to the point of beginning.

Situated in Skagit County, Washington.

****Beginning at the Southeast corner of Tract 1 of said Short Plat;**

EXHIBIT "B"
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 SKAGIT COUNTY SHORT PLAT NO. 98-78:

Recording No: 892644
2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. City, county or local improvement district assessments, if any.