

When recorded return to:
Preston Alan Knutson
Presco Construction Incorporated
1590 Kathryn Lane
Bellingham, WA 98229

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2402

May 28 2021

Amount Paid \$3125.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620046984

Escrow No.: 620046984

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jorge Ortiz and Silvia Ortiz, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration, as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys, and warrants to Presco Construction Incorporated, a Washington corporation

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

Tract "D" of Short Plat No. SW-01-79, approved May 2, 1979, recorded May 4, 1979 in Volume 3 of Short Plats, page 112, under Auditor's File No. 7905040019, being a portion of the Northeast ¼ of Section 13, Township 35 North, Range 4 East, W.M.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

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


Tax Parcel Number(s): P36418 / 350413-1-010-0303


Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 18, 2021

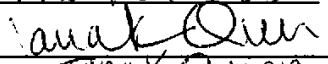


Jorge Ortiz


Silvia Ortiz

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jorge Ortiz and Silvia Ortiz 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 26 2021


Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

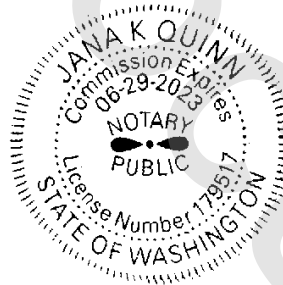


EXHIBIT "A"
Exceptions

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

Granted to:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line
Recording Date:	June 16, 1945
Recording No.:	381146

2. 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 Short Plat No. SW-01-79:

Recording No: 7905040019

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

Granted to:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line
Recording Date:	October 28, 1945
Recording No.:	384397

4. Sedro Woolley Ordinance No. 1684-10, including the terms, covenants and provisions thereof

Recording Date: October 27, 2010
Recording No.: 201010270022

5. Assessments, if any, for sanitary sewer hook-up fee as disclosed by Ordinance No. 1684-10 as recorded under Recording No. 201010270022.

6. Assessments, if any, levied by Sedro Woolley.

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