

When recorded return to:
Raymond Duran Perez, Jr. and Laura Me
Martinez-Zarate
302 Custer Ave
Yakima, WA 98902

06/11/2021 03:16 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2021-2060
JUN 11 2021

Amount Paid \$ 8,894.11
Skagit Co. Treasurer
By *FC* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620047364

CHICAGO TITLE
620047364

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brandon Emch and Jane Waggoner, 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 Raymond Duran Perez, Jr. and Laura Melisa Martinez-Zarate, a
married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 26, HIGHLAND GREENS DIVISION III, A PLANNED UNIT DEVELOPMENT, AS PER PLAT
RECORDED AS SKAGIT COUNTY AUDITOR'S FILE NO. 201906260037.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P134793 / 6065-000-026-0000

Subject to:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: 6-10-2021

[Signature]

Brandon Emch

[Signature]

Jane Waggoner

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Brandon Emch and Jane Waggoner 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: June 10, 2021

[Signature]

Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

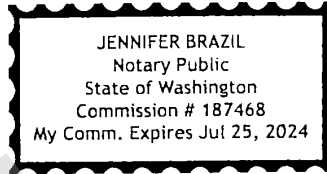


EXHIBIT "A"
Exceptions

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 Survey:

Recording No: 200512140111

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 HIGHLAND GREENS, A PLANNED UNIT DEVELOPMENT:

Recording No: 200612190063

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: December 19, 2016
Recording No.: 200612190064

4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Highland Greens Homeowners Association
Recording Date: December 19, 2016
Recording No.: 200612190064

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 HIGHLAND GREENS DIV. NO. III:

EXHIBIT "A"

Exceptions
(continued)

Recording No: 201906260037

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. Assessments, if any, levied by Mt Vernon.
8. City, county or local improvement district assessments, if any.