

When recorded return to:
Jesus Gonzalez Valencia
830 North 18th Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-4399
Sep 23 2021
Amount Paid \$6885.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048605

CHICAGO TITLE
620048605

STATUTORY WARRANTY DEED

THE GRANTOR(S) Paul Schmakeit and Petra Schmakeit Brigman, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Jesus Gonzalez Valencia, an unmarried person, as his separate estate and Alma G. Perez, a married woman as her separate property

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

TRACT 2 OF CITY OF MOUNT VERNON SHORT PLAT NO. MV-1-92, APPROVED FEBRUARY 7, 1992 AND RECORDED FEBRUARY 10, 1992, UNDER AUDITOR'S FILE NO. 9202100078 IN VOLUME 10 OF SHORT PLATS, PAGE 52, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P100521 / 340420-0-151-0100

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

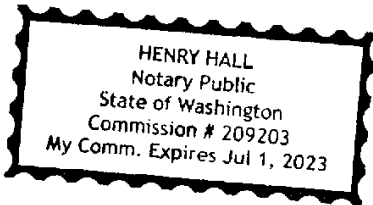
Dated: September 16, 2021

Paul G. Schmackel
Paul Schmackel
P.S. Brigman
Petra Schmackel Brigman

State of WASHINGTON
County of Washington

I certify that I know or have satisfactory evidence that
Paul Schmackel *Petra Schmackel Brigman*
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: 09-20-2021



Henry Hall
Name: *Henry Hall*
Notary Public in and for the State of Washington
Residing at: *Greenbank*
My appointment expires: *02-01-2023*

EXHIBIT "A"
Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: W.M. Lindsey
Recording Date: September 20, 1900
Recording No.: Volume 41, Page 285

NOTE: This exception does not include present ownership of the above mineral rights.

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. MV 1-92:

Recording No: 9202100078

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

In favor of: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: April 15, 1993
Recording No.: 9304150082
Affects: Portion of said premises

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Tract 1 of said Short Plat No. MV- 1-92
Purpose: South 15 feet of said premises
Recording Date: November 12, 1992
Recording No.: 9311120063
Affects: Portion of said premises

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