

When recorded return to:

Jonathan Gutierrez and Claudia Avendano Ibarra
4722 Parkview Lane
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-4486
Sep 30 2021
Amount Paid \$11992.20
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.: 620048437

CHICAGO TITLE
620048437

STATUTORY WARRANTY DEED

THE GRANTOR(S) Marshall J. Mahala and Cheryl A. Mahala, 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 Jonathan Gutierrez and Claudia Avendano-Ibarra, a married couple

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

LOT 123, PLAT OF EAGLEMONT, PHASE 1B, DIVISION 3, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 25, 2004, UNDER AUDITOR'S FILE NO. 200410250250, 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): P122225 / 4844-000-123-0000

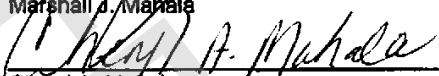
Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 21, 2021



Marshall J. Mahala


Cheryl A. Mahala

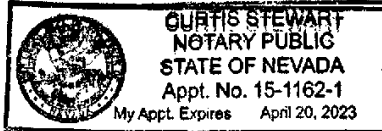
State of NEVADA


COUNTY _____ of CLARK _____

I certify that I know or have satisfactory evidence that
MARSHALL J MAHALA, CHERYL A MAHALA

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: SEPTEMBER 27, 2021





Name: CURTIS STEWART
Notary Public in and for the State of NEVADA
Residing at: LAS VEGAS, NV.
My appointment expires: APRIL 20, 2023

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: 9212100080

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

In favor of: Cascade Natural Gas Corporation
Purpose: 10 foot right-of-way contract
Recording Date: October 11, 1993
Recording No.: 9310110127

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: November 2, 1993
Recording No.: 9311020145
Affects: All streets and roads within said plat, exterior 10 feet of all lots parallel with street frontage, and 20 feet parallel with Waugh Road

4. Covenants, conditions, restrictions and easements 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: January 25, 1994
Recording No.: 9401250030

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 11, 1995
Recording No.: 9512110030

Modification(s) of said covenants, conditions and restrictions

EXHIBIT "A"**Exceptions
(continued)**

Recording Date: March 18, 1996
Recording No.: 9603180110

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 1, 2000
Recording No.: 200002010099

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 1, 2000
Recording No.: 200002010100

5. 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: Sea-Van Investments Association
Recording Date: January 25, 1994
Recording No.: 9401250030

6. 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: January 5, 1999
Recording No.: 9901050007

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

In favor of: Comcast of Washington, IV, Inc
Purpose: Installation and maintenance of cable
Recording Date: August 7, 2003
Recording No.: 200308070005

8. 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 the

EXHIBIT "A"
Exceptions
(continued)

Plat of Eaglemont, Phase 1B, Div 3:

Recording No: 200410250250

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