202002280111 02/28/2020 01:29 PM Pages: 1 of 2 Fees: \$104.50 Skagit County Auditor

AFTER RECORDING MAIL TO:

Jose S. Perez and Kristina Marie Perez 808 N 15th Street Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON

EAL ESTATE EXCISE TAX

Amount Paid \$ 4 Skagit Co. Treasurer

Filed for Record at Request of: First American Title Insurance Company Deputy

Space above this line for Recorders use only

GUARDIAN NORTHWEST TITLE CO.

STATUTORY WARRANTY DEED

By

File No: 4221-3390650 (SR)

Date: February 22, 2020

Grantor(s): Estate of Heidi K. Nichols

Grantee(s): Jose S. Perez and Kristina Marie Perez

Abbreviated Legal: LT 16, BLK 1, Mount Vernon Heights ADD

Additional Legal on page:

Assessor's Tax Parcel No(s): P53875

THE GRANTOR(S) Philip Nichols, Administrator of the Estate of Heidi K. Nichols, deceased for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to Jose S. Perez and Kristina Marie Perez, a married couple, the following described real estate, situated in the County of Skagit, State of Washington.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

Lot 16, Block 1, "MOUNT VERNON HEIGHTS ADDITION, MOUNT VERNON, WASHINGTON" as per plat recorded in Volume 5 of Plats at Page 47, in the records of Skagit County, State of Washington.

Situate in County of Skagit, State of Washington.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

APN: **P53875**

Statutory Warranty Deed - continued

File No.: 4221-3390650 (SR)

Estate of Heidi K. Nichols

Philip Nichols, Administrator

STATE OF

Washington

COUNTY OF

skarit Samo Mish

I certify that I know or have satisfactory evidence that **Philip Nichols**, (s) are the person(s) who appeared before me, and said person(s) acknowledged that (e) she/they signed this instrument, on oath stated that (he) she/they (s) are authorized to execute the instrument and acknowledged it as the **Administrator** of **Estate of Heidi K. Nichols** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated:

ANGEL M MOSES
NOTARY PUBLIC #181033
STATE OF WASHINGTON
COMMISSION EXPIRES
SEPTEMBER 9, 2023

Notary Public in and for the State of Washington

Residing at: Shohousil

My appointment expires: