

AFTER RECORDING MAIL TO:

**Steven M and Cayla D. Pitts
1402 Virginia Street
Mount Vernon, WA 98273**

**Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-176787-OE**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-1310
Apr 13 2020
Amount Paid \$5133.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Statutory Warranty Deed

THE GRANTORS MANUEL ANTONIO FLORES, as his separate property and MONICA LYNN ARANDA, as her separate property, as tenants in common for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to STEVEN M. PITTS and CAYLA D. PITTS, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lots 1 & 2, Ptn Lot 3, Blk 20, Southern Add. To MV.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 3758-020-003-0003, P54347

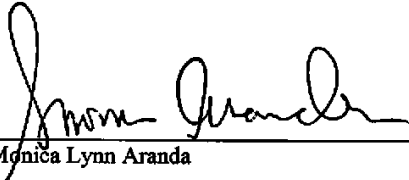
Simp 

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 02-176787-OE.

Dated April 8, 2020

Manuel Antonio Flores

Monica Lynn Aranda



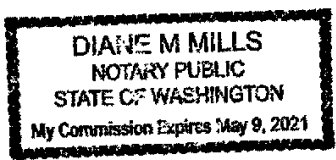
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Manuel Antonio Flores and Monica Lynn Aranda is /are the person(s) who appeared before me, and said person(s) acknowledged that he /she /they signed this instrument and acknowledge it to be his /her /their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4-09-2020



Notary Public in and for the State of Washington
Residing at Milton
My appointment expires: 5-09-21



Manuel Antonio Flores
Manuel Antonio Flores

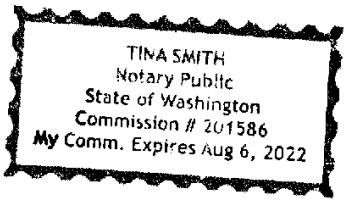
Monica Lynn Aranda
Monica Lynn Aranda

STATE OF Washington
COUNTY OF King SS:

I certify that I know or have satisfactory evidence that Manuel Antonio Flores and Monica Lynn Aranda ^{qs} is are the person(s) who appeared before me, and said person(s) acknowledged that he she they signed this instrument and acknowledge it to be his her their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 9, 2020

Tina Smith
Notary Public in and for the State of Washington
Residing at Seattle WA
My appointment expires: 06/06/2022



LPB

EXHIBIT A

Lots 1 and 2, and the North 20 feet of Lot 3, Block 20, "PLAT OF THE SOUTHERN ADDITION TO MT. VERNON," as per plat recorded in Volume 2 of Plats, page 110, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.