



202005060032

05/06/2020 12:26 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Alejandro Yopez
Ashley Salazar
1120 25th Street #47
Mount Vernon, WA 98274

STATUTORY WARRANTY DEED

THE GRANTOR(S)

Marina Garcia and Felipe Garcia, wife and husband

for and in consideration of

\$50,000⁰⁰ Fifty Thousand Dollars Exactly

in hand paid, conveys, and warrants to

Alejandro Yopez and Ashley Salazar

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

Page attached

Lt 42 Ptn 43 and 44 Widnor Drive

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

Tax Parcel Number(s): 3771-000-042-0000, P117946

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20201581

MAY 06 2020

Amount Paid \$ 865.00
Skagit Co. Treasurer
By *BL* Deputy

LPB 10-05(i)
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☐ Dated: 04/22/20

☐ Marina Garcia Cruz

Alejo 7760 7011-25

☐

Asuluf Salazar

STATE OF WASHINGTON

COUNTY OF SKAGIT

ss.

I certify that I know or have satisfactory evidence that MARINA GARCIA
AND FELIPE GARCIA

(is/are) the person(s) who appeared before me, and said person(s) acknowledged that THEY signed
this instrument, on oath stated that THEY ARE authorized to execute the instrument and acknowledge it
as the SIGNED INSTRUMENT AND ACKNOWLEDGE IT TO BE of
to be

the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 04/22/2020



Celeste Reyes
Notary name printed or typed: Celeste Reyes
Notary Public in and for the State of Washington
Residing at Burien
My appointment expires: 05/09/2023

DESCRIPTION:

Lot 42, and those portions of Lots 43 and 44, "WIDNOR DRIVE", as per plat recorded in Volume 9 of Plats, page 104, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 44, Plat of "WIDNOR DRIVE";
thence South 1°02'50" West 41.50 feet along the East lines of said Lot 44 to the true point of beginning;
thence continue South 1°02'50" West 91.50 feet along the East line of Lots 44 and 43, to the Southeast corner of said Lot 43;
thence North 88°13'06" West 103.76 feet along the South line of said Lot 43 to the Southwesterly corner thereof;
thence North 1°02'50" East 21.00 feet along the Westerly line of said Lot 43;
thence South 88°13'06" East 83.76 feet parallel with said South line of Lot 43;
thence North 1°02'50" East 70.50 feet parallel with the East line of said Lots 43 and 44 to a point bearing North 88°13'06" West from the true point of beginning;
thence South 88°13'06" West from the true point of beginning;
thence South 88°13'06" East 20.00 feet parallel with the South line of said Lot 43 to the true point of beginning;

TOGETHER WITH a non-exclusive, mutually beneficial easement for ingress, egress, utilities, landscaping, fencing, as well as personal enjoyment over, under and across a portion of Lots 43 and 44 said Plat of "WIDNOR DRIVE", also being a portion of Parcel "B", as shown on that certain City of Mount Vernon Boundary Line Adjustment Survey map recorded under Skagit County Auditor's File No. 200101310082 and being more particularly described as follows:

Beginning at the Northeast corner of said Lot 44, Plat of "WIDNOR DRIVE";
thence South 1°02'50" West 41.50 feet along the East line of said Lot 44 to the true point of beginning;
thence North 88°13'06" West 20.00 feet, parallel with the North line of said Lot 44;
thence South 1°02'50" West 70.50 feet;
thence South 88°13'06" East 20.00 feet to the East line of said Lot 43, Plat of "WIDNOR DRIVE" at a point bearing South 1°02'50" West from the true point of beginning;
thence North 1°02'50" East 70.50 feet along East line of said Lots 43 and 44 to the true point of beginning.

(Also known as Parcel "B" of Survey approved by City of Mount Vernon January 18, 2001, and recorded January 31, 2001, under Auditor's File No. 200101310082.)

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

CALCULATED PER
PREVIOUS SURVEY

N88°13'06"W

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EAST DIVISION
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FOUND BRASS

(2000)

N

FOUND 3/4"
IRON PIPE
(2000)

FLOWLINE GUTTER
AT CURB CUT

SIDEWALK

LOT 44
PARCEL A

WATER
METER

UP WITH
STREET LIGHT
AND (2) DROPS
TO S.

S END
CURB AND
GUTTER

WIDNOR DRIVE

HOUSE
109 WIDNOR DR.

LOT 43

PATIO

GARAGE

ASPHALT DRIVE

PARCEL B

LOT 42

10' SIDE SEWER EASEMENT
FOR THE BENEFIT OF PARCEL "A"
TO BE CENTERED ALONG THE
EXISTING SIDE SEWER (EXACT
LOCATION NOT KNOWN)

BOARD
FENCE

(3) STEM
DECIDUOUS TREE

PHONE
PED.

5' UTILITIES
EASEMENT

FOUND REBAR
WITH JUDY CAP
(2001)

FOUND REBAR
NO CAP
(2000)

20'

20'

1/4