

When recorded return to:

Nayita Hernandez and Daniel Ortega
1215 Virginia Street
Mount Vernon, WA 98273.SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2972

Aug 06 2020

Amount Paid \$4933.00
Skagit County Treasurer
By Marissa Guerrero Deputy**STATUTORY WARRANTY DEED**

GNW 20-6361

THE GRANTOR(S) Emmanuel Vargas Martinez and Alli L. Martinez, who acquired title as Alli L. Bessette, each as their separate estate, 24115 Maple Hill Lane, Mount Vernon, WA 98273,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Daniel Ortega, a married man as his sole and separate property and Nayita Hernandez, an unmarried person

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

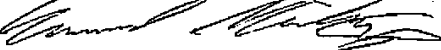
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:

Lots 5 & 6, Block 6, SOUTHERN ADDITION TO MT. VERNON

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 as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P54322

Dated: 8-5-2020

Emmanuel Vargas Martinez


Alli L. MartinezStatutory Warranty Deed
LPB 10-05

Order No.: 20-6361-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

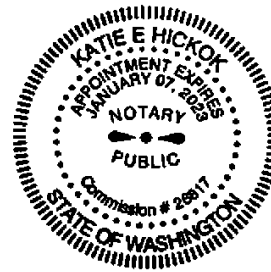
I certify that I know or have satisfactory evidence that Emmanuel Vargas Martinez and Alli L. Martinez is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 5th day of August, 2020


Signature

Notary
Title

My appointment expires: 1-7-23



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1215 Virginia Street, Mount Vernon, WA 98273
Tax Parcel Number(s): P54322

Property Description:

Lots 5 and 6, Block 6, "PLAT OF THE SOUTHERN ADDITION TO MT. VERNON", according to the plat recorded in Volume 2 of Plats, page 110, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 20-6361-KH

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EXHIBIT B
20-6361-KH

1. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:
Southern Addition to Mount Vernon
Recorded:
January 12, 1891
Auditor's No.:
Book 2 of Plats, Page 110, Official Records

2. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey
Recorded: September 26, 1991
Auditor's No.: 9109260073

Statutory Warranty Deed
LPB 10-05

Order No.: 20-6361-KH

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