

**AFTER RECORDING MAIL TO:**

**Andrea E. Del Real Estarda and Amy R. Del Real  
1003 S 20th Street  
Mount Vernon, WA 98274**

**Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 01-179879-OE**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-3766  
Sep 18 2020  
Amount Paid \$6085.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

**Statutory Warranty Deed**

**THE GRANTORS ANTHONY DEMAGGIO and NATALI DEMAGGIO, husband and wife** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **ANDREA E. DEL REAL ESTRADA and AMY R. DEL REAL, a married couple** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 17, Blk 3, Albert Balch's Wedgwood Add. To Mount Vernon.

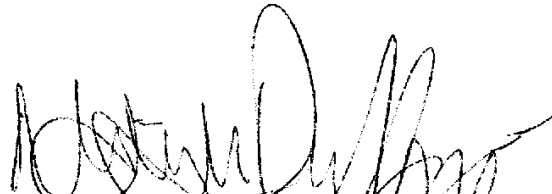
**For Full Legal See Attached Exhibit "A"**

Tax Parcel Number(s): **3766-003-017-0011, P54766**

Subject to all covenants, conditions, restrictions, reservations, agreements and easement of record including, but not limited to, those shown on Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 01-179879-OE.

Dated September 17, 2020

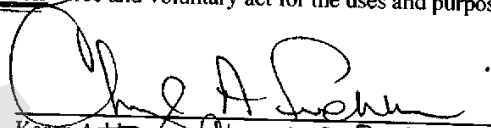
  
\_\_\_\_\_  
Anthony Demaggio

  
\_\_\_\_\_  
Natali Demaggio

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Anthony Demaggio and Natali Demaggio 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: September 18, 2020

  
\_\_\_\_\_  
Karen Ashley & Cheryl A Froehlich  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: 9/11/2022 - 3-7-2024

CHERYL A FROEHLICH  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMM. EXP. MAR. 07, 2024  
COMM. #92604

**EXHIBIT A**

Lot 17, Block 3, "ALBERT BALCH'S WEDGWOOD, AN ADDITION TO MOUNT VERNON, WN.,"  
as per plat recorded in Volume 7 of Plats, page 24, records of Skagit County, Washington

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