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04/01/2021 01:40 PM Pages: 1 of 4 Fees: \$106.50

Skagit County Auditor, WA

When recorded return to:

Ari Ortiz-Marin 1519 E Fowler Mount Vernon, WA 98273 SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX Affidavit No. 2021-1403 Apr 01 2021 Amount Paid \$6325.00 Skagit County Treasurer By Chelsea Stalcup Deputy

GNW 21-9574

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffery Allan Wetsch, as his separate estate, 469 Spring Lane, Sedro-Woolley, WA 98284,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Ari Ortiz-Marin, 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: Ptn. Lot 5, Block 2, PATCHEN'S SECOND ADD.

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): P54108

A 11 G 1

Terfrey Allan Wetsch

Statutory Warranty Deed LPB 10-05

Order No.: 21-9574-KH

Page 1 of 4

STATE OF WASHINGTON COUNTY OF SKAGIT

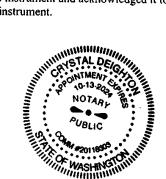
I certify that I know or have satisfactory evidence that Jeffrey Allan Wetsch is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: Ol day of April, 2021

Signature/

Title

My appointment expires: 10-13-2024



Statutory Warranty Deed LPB 10-05

Order No.: 21-9574-KH

EXHIBIT ALEGAL DESCRIPTION

Property Address: 1519 E Fowler, Mount Vernon, WA 98273

Tax Parcel Number(s): P54108

Property Description:

Lot 5, Block 2, PATCHEN'S SECOND ADDITION TO MOUNT VERNON, according to the plat thereof recorded in Volume 7 of Plats, page 3, records of Skagit County, Washington;

EXCEPT the West 10 feet thereof

Situated in Skagit County, Washington.

Statutory Warranty Deed LPB 10-05

Order No.: 21-9574-KH

Page 3 of 4

EXHIBIT B

21-9574-KH

I. 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: Patchen's Second Addition to Mount Vernon

Recorded: May 29, 1951

Auditor's No.: 461485

Statutory Warranty Deed LPB 10-05

Order No.: 21-9574-KH

Page 4 of 4