

When recorded return to:

Amanda Marie Kerzman and Thomas Dean Smith, III
920 East Division Street
Mount Vernon, WA 98274

GNW 21-10597

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cristian Amaral Valle and Innacio Valle-Baltazar, a married couple, 1605 North 42nd Place, Mount Vernon, WA 98273,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Amanda Marie Kerzman and Thomas Dean Smith, III, a married couple

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. Lots 15-18, Block 1, EASTERN ADDITION TO MOUNT 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): P52693

Dated: April 21, 2021

Cristian Amaral Valle
Cristian Amaral Valle

Innacio Valle-Baltazar
Innacio Valle-Baltazar

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1765

Apr 23 2021

Amount Paid \$6165.00
Skagit County Treasurer
By Josie L Bear Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

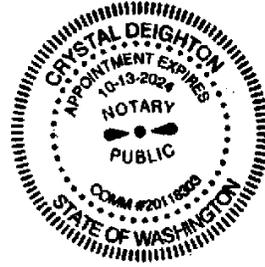
I certify that I know or have satisfactory evidence that Cristian Amaral Valle and Innacio Valle-Baltazar is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned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

Dated: 21 day of April, 2021

Crystal Deighton
Signature

Escrow Assistant
Title

My appointment expires: 10-13-2024



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 920 East Division Street, Mount Vernon, WA 98274
Tax Parcel Number(s): P52693

Property Description:

The East 50 feet of the North 10 feet of Lot 15, and the East 50 feet of Lots 16, 17 and 18, Block 1, "MAP OF THE EASTERN ADDITION TO MOUNT VERNON, SKAGIT COUNTY, WASHINGTON, as per plat recorded in Volume 2 of Plats, page 100, records of Skagit County, Washington.

Statutory Warranty Deed
L.P.B. 10-05

Order No.: 21-10597-KH

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EXHIBIT B

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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:

Eastern Addition to Mt. Vernon

Recorded:

October 15, 1890

Auditor's No.:

In Volume 2 of Plats, Page 100

Statutory Warranty Deed
LPB 10-05

Order No.: 21-10597-KH

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