

**AFTER RECORDING MAIL TO:**

**Nabor Cholula Rivera and Mariabel Ortiz Vivar  
101 Claremont Pl  
Mount Vernon, WA 98273**

**Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 01-184273-OE**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-1948  
May 03 2021  
Amount Paid \$5525.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

**Land Title  
01-184273-OE**

**Statutory Warranty Deed**

**THE GRANTOR DAN D. ALLEN and YVONNE S. ALLEN, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to NABOR CHOLULA RIVERA and MARIABEL ORTIZ VIVAR, husband and wife the following described real estate, situated in the County of Skagit, State of Washington**

Abbreviated Legal:  
Lot 17 Johnson And Follman's First Addition, Mount Vernon, Washington

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

Tax Parcel Number(s): 3734-000-017-0008, P53361

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 01-184273-OE.

Dated April 28, 2021

(Attached to Statutory Warranty Deed)

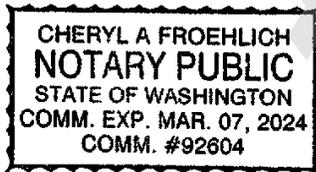
Dan D. Allen  
Dan D. Allen

Yvonne S. Allen by Dan D. Allen POA  
Yvonne S. Allen

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Dan D. Allen 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: 4-29-21



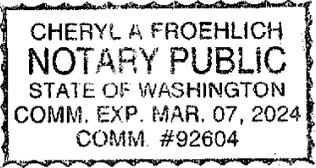
Cheryl A. Froehlich  
Printed Name Cheryl A. Froehlich  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 3-7-24

STATE OF Washington }  
COUNTY OF Skagit } SS:

On this 29 day of April, 2021 before me personally appeared Dan D. Allen, to me known to be the individual described in and who executed the foregoing instrument as Attorney in Fact for Yvonne S. Allen and acknowledged that he signed and sealed the same as his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.

(Seal)



Cheryl A. Froehlich  
Printed Name Cheryl A. Froehlich  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 3-7-24

**EXHIBIT A**

Lot 17, "JOHNSON & FOLLMAN'S FIRST ADDITION, MOUNT VERNON, WASHINGTON," as per plat recorded in Volume 7 of Plats, pages 87 and 88, records of Skagit County, Washington.

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