

When recorded return to:

Elayna Simmons and John Simmons
307 East Division Street, E
Mount Vernon, WA 98274

200545-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Armando Ruiz, an unmarried person**

for and in consideration of **THREE HUNDRED SIXTEEN THOUSAND AND 00/100 Dollars (\$316,000.00)**

in hand paid, conveys, and warrants to **Elayna Simmons and John Simmons, a married couple**

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

For Full Legal See Attached "Exhibit A"

Abbreviated Legal: (Required if full legal not inserted above.)

Unit 1-E, Building 1, Vernon Heights Condo

Tax Parcel Number(s): 4635-001-005-0004/P105845

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2807

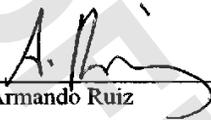
Jun 21 2021

Amount Paid \$5061.00
Skagit County Treasurer
By Heather Beauvais Deputy

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown Land Title Company's Preliminary Commitment No. 200545-LT.

(attached to Statutory Warranty Deed)

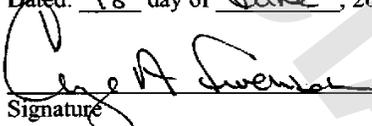
Dated: June 17, 2021


Armando Ruiz

STATE OF WASHINGTON
COUNTY OF SKAGIT

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

Dated: 18 day of June, 2021


Signature

Notary
Title

My appointment expires: 3-7-24

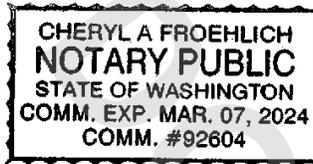


Exhibit A

Unit 1-E, Building 1, "VERNON HEIGHTS CONDOMINIUM," as per Survey Map and Plans thereof recorded under Auditor's File No. 9408260062, in Volume 15 of Plats, pages 189 through 194; inclusive, records of Skagit County, Washington, and as further set forth and defined in that certain "Declaration of Condominium Subdivision and Covenants, Conditions, Restrictions and Reservations for Vernon Heights Condominium," recorded under Auditor's File No. 9408260063, records of Skagit County, Washington.

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