

When recorded return to:

Antonio Cruz Aguilar and Julian Cruz Aguilar
701 Sapp Rd
Sedro Woolley, WA 98284
GNW 21-11765

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gale A. Hickok and Marla R. Hickok, husband and wife, 2520 Stonebridge Way, Mount Vernon, WA 98273,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Antonio Cruz Aguilar, an unmarried man and Julian Cruz Aguilar, an unmarried man

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: Lot 3, Block 2, PATCHEN'S SECOND ADDITION

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): P54105

Dated: 7-23-21
Gale A. Hickok
Gale A. Hickok
Marla R. Hickok
Marla R. Hickok

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3416

Jul 26 2021

Amount Paid \$6645.00
Skagit County Treasurer
By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-11765-TJ

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STATE OF WASHINGTON
COUNTY OF SKAGIT

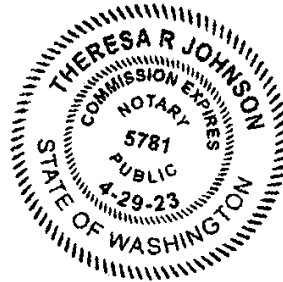
I certify that I know or have satisfactory evidence that Gale A. Hickok and Marla R. Hickok are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 23rd day of July, 2021

Theresa R Johnson
Signature

Notary
Title

My appointment expires: 4-29-23



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1516 Bernice Street, Mount Vernon, WA 98274
Tax Parcel Number(s): P54105

Property Description:

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

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

21-11765-TJ

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

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