

When recorded return to:

Christina Lozada  
1518 East Highland Avenue  
Mount Vernon, WA 98273

GNW 21-12193

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Alma Martinez, as her separate property, 1500 East College Way, Suite A, Box 313, Mount Vernon, WA 98273,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Christina Lozada, 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:  
Lot A, Mount Vernon Heights 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): P53929

Dated: August 27, 2021  
Alma Martinez  
Alma Martinez

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3980

Aug 27 2021

Amount Paid \$6645.00

Skagit County Treasurer

By Lena Thompson Deputy

STATE OF WASHINGTON  
COUNTY OF SKAGIT

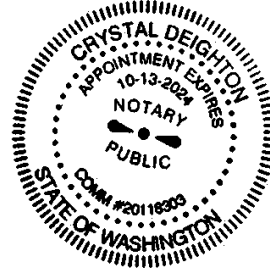
I certify that I know or have satisfactory evidence that Alma Martinez is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 27 day of August, 2021

Crystal Deighton  
Signature

Notary  
Title

My appointment expires: 10-13-2024



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 1518 East Highland Avenue, Mount Vernon, WA 98273  
Tax Parcel Number(s): P53929

**Property Description:**

Lot A, "MOUNT VERNON HEIGHTS ADDITION, MOUNT VERNON, WASHINGTON", as per plat recorded in Volume 5 of Plats, page 47, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-12193-KH

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**EXHIBIT B**

21-12193-KH

1. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: February 18, 1947

Recorded: February 20, 1947

Auditor's No.: 401191, Volume 216 of Deeds, page 172

2. RESTRICTIVE COVENANTS CONTAINED IN DEEDS COVERING OTHER LOTS IN SAID ADDITION DEEMED TO BE PART OF A GENERAL PLAN FOR SAID SUBDIVISION AND ENFORCEABLE AS TO ALL LOTS AND AGAINST ALL SUBSEQUENT OWNERS OF LOTS THEREIN, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: May 1, 1948

Auditor's No.: 417681

As Follows:

"No temporary building or outbuilding to be used for business or commercial purposes shall ever be erected or caused to be erected on said property; no dwelling costing less than \$7,500.00 shall be erected thereon nor shall any dwelling or part of such dwelling be built or constructed within less than 25 feet from the inside sidewalk line as established."

3. 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: Mount Vernon Heights Addition

Recorded: August 20, 1946

Auditor's No.: 394887

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-12193-KH

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