

WHEN RECORDED RETURN TO:

Nadia D Hernandez Moreno and Alejandra Ocellies  
Moreno  
18175 State Route 9  
Mount Vernon, WA 98274

File No.: 1502301  
Filed for Record at Request of: **Stewart Title Company**

GNW 21-13974

**STATUTORY WARRANTY DEED**

THE GRANTOR(S), **Bruce B Avery, a married man as his sole and separate property** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Nadia D Hernandez Moreno, an unmarried person and Alejandra Ocellies Moreno, an unmarried person** the following described real estate, situated in the County of Skagit, State of Washington:

See Exhibit "A" attached hereto and made a part hereof.

Subject to: 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.

Abbreviated Legal: TR B, survey MONTBORNE HEIGHTS (Revised), Ptn. Blk 27 Town of Montborne

Tax Parcel Number(s): P103870

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2022-384

Feb 02 2022

Amount Paid \$6965.00

Skagit County Treasurer

By Lena Thompson Deputy

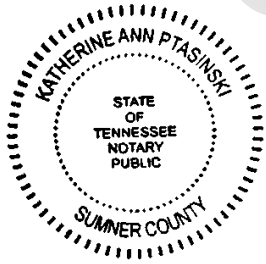
Dated: 01/28, ~~2021~~<sup>2022</sup> by ~~BA~~<sup>BA</sup>

Bruce B. Avery  
Bruce B Avery

State of Washington  
County of Skagit

This record was acknowledged before me on JANUARY 28, ~~2021~~<sup>2022</sup> by Bruce B Avery.

(Stamp) Katherine Ann Ptasinski  
Printed Name: KATHERINE ANN PTASINSKI  
Notary Public  
My commission expires: 3-25-25



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Tract B of that certain record of survey entitled, MONTBORNE HEIGHTS (Revised), recorded August 18, 1993, in Volume 14 of Surveys, pages 165 and 166, under Auditor's File No. 9308180056, records of Skagit County, Washington; and being a portion of Lots 1 through 17, Block 23; all of Block 24; Lots 1 through 11, Block 25; Lots 1 through 18, Block 26, and all of Block 27, Plat of the Town of Montborne, according to the plat thereof recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington;

TOGETHER WITH those portions of vacated street and alley adjacent to said lots and blocks which have reverted to said premises by operation of law.

Situated in Skagit County, Washington.