

POOR ORIGINAL



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02/28/2022 09:50 AM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022-735

FEB 28 2022

When recorded return to:

Cruz Martinez Reynosa
1512 North Waugh Road, Unit A
Mount Vernon, WA 98273

Amount Paid \$ 9696 -
Skagit Co. Treasurer
By *LT* Deputy

GNW 21-13941

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gene L. Erwin, as his separate estate, 1512 North Waugh Road, B, Mount Vernon, WA 98273
, and Genelia Louise Erwin, as to any interest

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Cruz Martinez Reynosa, 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:
Tract 54, REPLAT OF LOT 5, THUNDERBIRD VILLAGE FIRST ADD.

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): P106784

Dated: 2/24/22

Gene L. Erwin

Gene L. Erwin, individually and as attorney in fact for
Genelia Louise Erwin

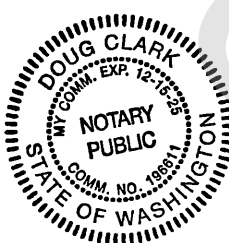
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 24th day of February, 2022 by Gene L Erwin and Gene Erwin.

Doug Clark
Signature

Notary Public
Title

My appointment expires: 12-15-25



Statutory Warranty Deed
LPB 10-05

Order No.: 21-13941-KH

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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1512 North Waugh Road, Unit A & B, Mount Vernon, WA 98273
Tax Parcel Number(s): P106784

Property Description:

Tract 54, "REPLAT OF LOT 5, THUNDERBIRD VILLAGE FIRST ADDITION", as per plat recorded in Volume 16 of Plats, pages 32 and 33, records of Skagit County, Washington;

TOGETHER WITH an easement for ingress, egress and utilities, over and across the Southerly boundary of subdivision, as shown on the face of the plat.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B
21-13941-KH

1. Right to cuts and fills in connection with road along the West line of the subject property as granted to Skagit County by Deed dated April 25, 1973, and recorded April 26, 1973, under Auditor's File No. 784113.

2. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon
And: Joseph D. Woodmansee, Kimberly A. Woodmansee and
Washington Federal Savings

Dated: February 2, 1995
Recorded: March 14, 1995
Auditor's No: 9503140053
Regarding: Formation of Local Improvement District

3. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Replat of Lot 5, Thunderbird Village First Addition recorded February 14, 1995 as Auditor's File No. 9502140063.

4. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded February 28, 1995, as Auditor's File No. 9502280093.

Statutory Warranty Deed
LPB 10-05

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