

AFTER RECORDING MAIL TO:

Gabriel Bazante-Perez and Virginia Agreda-Nunez
903 S 21st Street
Mount Vernon, WA 98274

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

STATUTORY WARRANTY DEEDFile No: **4221-3954359 (th)**Date: **August 25, 2022**

Grantor(s): **Raymond Francois and Rosanna Francois, husband and wife**
Grantee(s): **Gabriel Bazante-Perez and Virginia Agreda-Nunez, husband and wife**
Abbreviated Legal: **Lot 13, Block 3, Albert Balchs Wedgwood Addn.**
Additional Legal on page:
Assessor's Tax Parcel No(s): **P54761**

GNWT - 22-15928-TO

THE GRANTOR(S) Raymond Francois and Rosanna Francois, husband and wife for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Gabriel Bazante-Perez and Virginia Agreda-Nunez, husband and wife**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

**LOT 13, BLOCK 3, "ALBERT BALCHS WEDGWOOD, AN ADDITION TO MOUNT VERNON, WN.," AS PER PLAT
RECORDED IN VOLUME 7 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY,
WASHINGTON.**

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.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20223660
Sep 02 2022
Amount Paid \$8005.00
Skagit County Treasurer
By Lena Thompson Deputy

APN: P54761

Statutory Warranty Deed
- continued

File No.: 4221-3954359 (th)

Raymond Francois

Raymond Francois

Rosanna Francois

Rosanna Francois

STATE OF Washington)
COUNTY OF ~~X Skagit~~ Pierce)-SS
KB)

This record was acknowledged before me on August 31st 2022 by **Raymond Francois and Rosanna Francois.**

KARINA BROADBELT
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 162259
COMMISSION EXPIRES 09/24/2024

Karina Broadbelt

Notary Public
My commission expires: 09/24/2024

This notarial act involved the use of communication technology