

**AFTER RECORDING MAIL TO:**

Julio Garcia Cruz  
20279 Sunne Street  
Burlington, WA 98233

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

*Space above this line for Recorders use only*

**STATUTORY WARRANTY DEED**

File No: **4221-4014521 (TRS)**

Date: **November 17, 2022**

Grantor(s): **Tyson M. O'Neill, a single man as his separate property**

Grantee(s): **Julio Garcia Cruz, a single person and Araceli Osorio Rosales, a single person, as joint tenants with rights of survivorship**

Abbreviated Legal: **Lot 10, Sparrs' Add. Tract 24, Plat of Burlington Acreage Property Vol 8, Pg 72**

Additional Legal on page:

Assessor's Tax Parcel No(s): **4018-000-010-0067/P69715**

**THE GRANTOR(S) Tyson M. O'Neill, a single man as his separate property** for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Julio Garcia Cruz, a single person and Araceli Osorio Rosales, a single person, as joint tenants with rights of survivorship**, 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 10, "SPARRS' ADDITION, A REPLAT OF A PORTION OF TRACT 24, PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 8 of Plats, page 72, records of Skagit County, Washington.**

**Situate in the County of Skagit, State of Washington.**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20224703

Nov 23 2022

Amount Paid \$3077.00

Skagit County Treasurer

By Lena Thompson Deputy



APN: 4018-000-010-0067/P69715

Statutory Warranty Deed  
- continued

File No.: 4221-4014521 (TRS)

**Ownership Vesting:** The undersigned acknowledge and request that their ownership "vesting" for the property referenced herein is to be as "Joint Tenants with rights of Survivorship and NOT as Tenants in Common".

Grantee:

\_\_\_\_\_  
Julio Garcia Cruz

\_\_\_\_\_  
Araceli Osorio Rosales

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.

Tyson M. O'Neill  
Tyson M. O'Neill

STATE OF Washington )  
COUNTY OF Snohomish )-ss )

This record was acknowledged before me on November 23, 2022 by **Tyson M. O'Neill.**

NOTARY PUBLIC  
STATE OF WASHINGTON  
FIONA S. VASSAR  
License Number 117149  
My Commission Expires 03-19-2026

Fiona S. Vassar  
Notary Public  
My commission expires: 3/19/26