

AFTER RECORDING MAIL TO:

Jose P. Castillo
1520 Sarah Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237754

Aug 21 2023

Amount Paid \$10095.11
Skagit County Treasurer
By Kaylee Oudman Deputy

F.A.T.C.O

4086982

23-18914-TO

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

Specs above this line for Recorders use only

STATUTORY WARRANTY DEEDFile No: **4260-4086982 (bg)**Grantor(s): **Taylor James Pearson, a married man as his sole and separate property**Grantee(s): **Jose P. Castillo and Irasema D. Martinez-Cruz, a married couple**Abbreviated Legal: **Lot 21, Blackburn Ridge**Parcel No. **P113170/4708-000-021-0000**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P113170**

THE GRANTOR(S) Taylor James Pearson, a married man as his sole and separate property for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys and warrants to **Jose P. Castillo and Irasema D. Martinez-Cruz, a married couple**, 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:

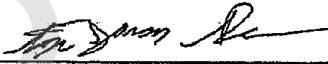
The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:
Lot 21, "PLAT OF BLACKBURN RIDGE," as per plat recorded in Volume 16 of Plats, pages 206 through 208, inclusive, records of Skagit County, Washington.
Situate in the City of Mount Vernon, County of Skagit, State of 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.


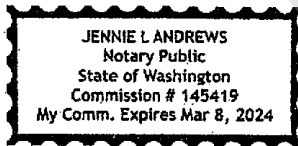
APN: P113170

Statutory Warranty Deed
- continued

File No.: 4260-4086982 (bg)

Dated: 8/18/2023

Taylor James Pearson

Samantha Lee Roberts, spouse of grantorSTATE OF Washington)
COUNTY OF Skagit)-ss
)This record was acknowledged before me on 08/18/2023 by Taylor James
Pearson and ~~Samantha Lee Roberts~~.
Jennie L. Andrews
Notary Public, State of Washington
My commission expires: 03/08/2024
Resides in: Island County

APN: P113170

Statutory Warranty Deed
- continued

File No.: 4260-4086982 (bg)

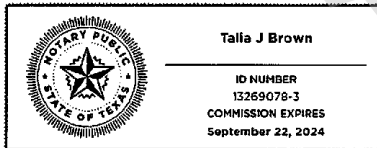
Dated: 08/18/2023

Taylor James Pearson

Samantha Lee Roberts
Samantha Lee Roberts, spouse of grantor

STATE OF Texas)
COUNTY OF Dallas)-ss

This record was acknowledged before me on 08/18/2023 by ~~Taylor James Pearson and Samantha Lee Roberts.~~ *TJB*



Talia J Brown
Notary Public
My commission expires: 09/22/2024

Notarized online using audio-video communication