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03/04/2024 03:46 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:

Maria D. Valdez Guerrero, Julian Tristan Torres, and Jose M. Valdez
431 Widnor Drive
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20249767

Mar 04 2024

Amount Paid \$6085.00
Skagit County Treasurer
By Shannon Burrow Deputy

GNW 24-20000

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gary Irwin and Janet Lee Irwin, a married couple, 19444 Silver Creek Drive, Sedro Woolley, WA 98284,

for and in consideration of **ten dollars and other valuable consideration**

Maria D. Valdez Guerrero and Julian Tristan Torres

in hand paid, conveys, and warrants to ~~Julian Tristan Torres & Maria D. Valdez Guerrero~~, a married couple and ~~Jose M. Valdez~~, an unmarried person

Jose M. Tristan Valdez

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:
Lot 23, WIDNOR DRIVE

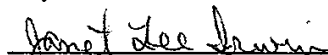
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P54901

Dated: 2/29/24



Gary Irwin



Janet Lee Irwin

Statutory Warranty Deed
LPB 10-05

Order No.: 24-20000-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 29th day of February, 2024 by Gary Irwin and Janet Lee Irwin.

Scottia J Bentley
Signature

Notary
Title

My commission expires: 05/10/27



Statutory Warranty Deed
LPB 10-05

Order No.: 24-20000-KH

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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 431 Widnor Drive, Mount Vernon, WA 98274
Tax Parcel Number(s): P54901

Property Description:

Lot 23, WIDNOR DRIVE, as per plat recorded in Volume 9 of Plats, page 104, records of Skagit County, Washington.

EXHIBIT B

24-20000-KH

9. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Widnor Drive
Recorded: August 27, 1970
Auditor's No: 742849

10. RESTRICTIONS ON OTHER TRACTS IN SAID PLAT IMPOSED BY VARIOUS INSTRUMENTS OF RECORD, WHICH MAY BE NOTICE OF A GENERAL PLAN AS FOLLOWS:

1. Plat restricted to Modular Homes, including double wide Mobile Homes, minimum 20 feet wide.
2. All homes must be skirted or have perimeter concrete foundation, concrete blocks accepted.
3. Driveways and landscaping to be completed by lot purchaser.
4. All utilities to be kept underground.

11. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on October 27, 2017 as Auditor's File No. 201710270109.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.