

202403280202

03/28/2024 03:50 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

When recorded return to:
Karin Baylor
2101 E Viewmont Drive
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20240052
Mar 28 2024
Amount Paid \$8582.11
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245461680

**INSURED BY
CHICAGO TITLE
620055766**

STATUTORY WARRANTY DEED

THE GRANTOR(S) Victoria Reyes, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to Karin Baylor, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 39, BEL-AIR MANOR SECOND ADDITION, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 7 OF PLATS, PAGE 97, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): 3706-000-039-0006, P52364

STATUTORY WARRANTY DEED
(continued)

Subject to:

1. 1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of Bel-Air Manor Second Addition 7-97:

Recording No: Volume 7, Page 97

2. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document
Recording Date: December 3, 1959

Recording No.: 588494

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: City of Mount Vernon

Purpose: Drainage and appurtenances

Recording Date: June 10, 1968

Recording No.: 714528

Affects: The Northerly 5 feet of said premises

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

STATUTORY WARRANTY DEED
(continued)

Dated: March 25, 2024

Victoria Reyes
Victoria Reyes

State of Washington
County of King
This record was acknowledged before me on 3/25/24 by Victoria Reyes.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 8.29.2024

LEAH J RICHARDSON
STATE OF WASHINGTON
NOTARY PUBLIC
License # 13667
MY COMMISSION EXPIRES
August 29, 2024