

When recorded return to:

Carmen Maria Garcia and Jose Maria Garcia
1407 Krause Pl
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240201

Apr 10 2024

Amount Paid \$6085.00
Skagit County Treasurer
By Candl Newcombe Deputy

STATUTORY WARRANTY DEED

Order No.: NXPU-0548600

GNW 24-20185

THE GRANTOR(S)

Rosalinda Gonzales, an unmarried person

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys, and warrants to

Carmen Maria Garcia and Jose Maria Garcia, a married couple

the following described real estate, situated in the Count of Skagit, State of Washington:

Lot 29, "PLAT OF LITTLE MOUNTAIN ADDITION," as per plat recorded in Volume 15 of Plats, pages
1 through 5, inclusive, records of Skagit County, Washington.

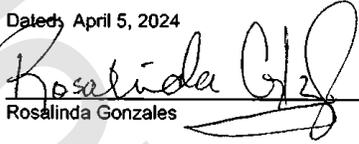
Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Abbreviated Legal: Lot ^{*29}~~X~~, Little Mountain Addition

Subject to Matters, Restrictions, Covenants, Conditions, and Easements of Record

Tax Parcel Number(s): P100628/4566-000-029-0008

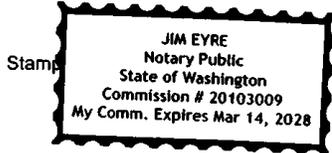
Dated, April 5, 2024


Rosalinda Gonzales

STATE OF WASHINGTON

COUNTY OF Skagit

This record was acknowledged before me on April 6, 2024 by Rosalinda
Gonzales.




Notary Public
My commission expires: 03/14/2028

Subject to - Deed Exception(s):

Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.

Any encroachment, encumbrance, violation, variation, adverse circumstance, discrepancies, conflicts in boundary lines or shortages in area affecting the Title that would be disclosed by an accurate and complete and current survey of the Land.

Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.

Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.

Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.

Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.

Unpatented mining claims, and all rights relating thereto.

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.

Water rights, claims or title to water.

Reservations, provisions and/or exceptions contained in instrument, recorded December 8, 1989 as Auditor's File No. 8912080068.

Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Little Mountain Addition recorded October 17, 1991 as Auditor's File No. 9110170035.