

202404230058

04/23/2024 12:42 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:

Chenguang Wu and Meiyan Wang
2221 East Meadow Boulevard
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240351

Apr 23 2024

Amount Paid \$6965.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 24-20362-TB

THE GRANTOR(S) Patricia Juarez-Tlamaxco and Israel Sarmiento-Amastal, wife and husband,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Chenguang Wu and Meiyan Wang, a married couple

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

Lot 36, THE MEADOW, PHASE II, according to the plat thereof recorded in Volume 16 of Plats, pages 1 through 7, records of Skagit County, Washington.

Abbreviated legal description: Property 1:
Lot 36, THE MEADOW, PHASE II

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 "A" attached hereto

Tax Parcel Number(s): P106504/4638-000-036-0005

Statutory Warranty Deed
LPB 10-05

Order No.: 24-20362-TB

Page 1 of 3

Dated: 04/16/2024

Patricia Juarez-Tlamaxco
Patricia Juarez-Tlamaxco

Isracl Sarmiento-Amastai
Isracl Sarmiento-Amastai

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 16 day of April, 2024 by Patricia Juarez-Tlamaxco

Kyle Beam
Signature

Notary
Title

My commission expires: 09/11/2027

KYLE BEAM
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210008
COMMISSION EXPIRES 09/11/2027

Notarized remotely online using communication technology via Proof.

Statutory Warranty Deed
LPB 10-05

Order No.: 24-20362-TB

Page 2 of 3

CALIFORNIA NOTARY ACKNOWLEDGMENT

Title of Document: Statutory Warranty DeedDate of Document: 04-16-2024

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CaliforniaCounty of San Diego

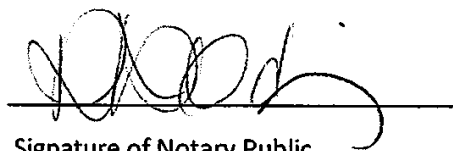
On 04-16-2024 (date) before me, R. Rodriguez, Notary Public (here insert name and title of the notarizing officer), personally appeared

Israel Sarmiento Amastal

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Notary Public



(Seal)

EXHIBIT A

24-20362-TB

9. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.

Dated: September 2, 1993

Recorded: September 9, 1993

Auditor's No.: 9309090091

Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

10. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: May 19, 1994

Recorded: May 19, 1994

Auditor's No: 9405190106

Executed by: The Meadow Associates

11. 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:

Plat/Subdivision Name: The Meadow, Phase II

Recorded: October 12, 1994

Auditor's No: 9410120065

End of Exhibit A