

When recorded return to:

Gerardo Duran Amador, Erika Duran Castro and Karina Duran Castro
17454 Mclean Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240538

May 08 2024

Amount Paid \$12643.00
Skagit County Treasurer
By Lena Thompson Deputy

211411-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) Avelina M. Baniaga, an unmarried woman

for and in consideration of \$10.00 and other good and valuable consideration
in hand paid, conveys, and warrants to Gerardo Duran Amador, a married man as his sole and separate
property, Erika Duran Castro, a single woman and Karina Duran Castro, a single woman, all as joint
tenants with rights of survivorship and not as tenants in common
the following described real estate, situated in the County of Skagit, State of Washington:

The East 1/2 of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 in Section 24, Township 34
North, Range 3 East, W.M.,
EXCEPT McLean Road and Drainage District #15 ditch right-of-way.
Situate in the County of Skagit, State of Washington.

Subject to rights, reservations, restrictions, covenants, declarations, agreements, and easements
of record.

"The grantees by signing the below acknowledge their intention to acquire said real property as joint
tenants with the right of survivorship and not as community property or as tenants in common."

Accepted and Approved:

Gerardo Duran Amador
(Grantee)

Erika Duran Castro
(Grantee)

Karina Duran Castro
(Grantee)

Abbreviated Legal:

Tax Parcel Number(s): 340324-3-002-0001/P22628

LPB 10-05

Dated: May 3, 2024

Avelina M. Baniaga

Avelina M. Baniaga

State of Washington

County of Skagit

This record was acknowledged before me on 5-3-2024 by Avelina M Baniaga

Jennifer Brazil
Notary Public

My commission expires: 7-25-2024

