

When recorded return to:

Elvia M. Herrera Castellanos  
308 North 23rd Street  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20240869  
Jun 06 2024  
Amount Paid \$4485.00  
Skagit County Treasurer  
By Lena Thompson Deputy

GNW 24-20473

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Josue Ramiro Torres, a single man, 308 North 23rd Street, Mount Vernon, WA 98273,  
\*who acquired title as Josue Torres  
for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Elvia M. Herrera Castellanos, an unmarried person

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:  
Ptn. Lots 26 and 27, Logan Creek P.U.D.

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): P81404

Dated: 06-05-2024

[Signature]  
Josue Ramiro Torres

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 5<sup>th</sup> day of June, 2024 by Josue Ramiro Torres.

[Signature]  
Signature

Notary  
Title

My commission expires: 05-10-27



Statutory Warranty Deed  
LPB 10-05

**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 308 North 23rd Street, Mount Vernon, WA 98273  
Tax Parcel Number(s): P81404

**Property Description:**

Lot 27, PLAT OF LOGAN CREEK P.U.D., according to the plat thereof, recorded in Volume 12 of Plats, page 56 and 57, records of Skagit County, Washington.

EXCEPT the Northerly 2.10 feet

TOGETHER WITH the Northerly 5.57 feet of Lot 26, PLAT OF LOGAN CREEK P.U.D.

Situated in Skagit County, Washington.

**EXHIBIT B**

24-20473-KH

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

Dated: October 23, 1980  
Recorded: October 24, 1980  
Auditor's No.: 8010240039

Above covenants, conditions and restrictions were amended under Auditor's File Nos. 8405170054 and 8603110028.

**10. 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: Logan Creek Planned Unit Development  
Recorded: May 2, 1979  
Auditor's No: 7905020014

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

**11. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:**

Grantee: City of Mount Vernon  
Dated: August 9, 1974  
Recorded: October 15, 1974  
Auditor's No.: 808876  
Purpose: Sewer pipe  
Area Affected: South 10 feet of Tract 44 and South 10 feet of Common Area

**12. Terms and conditions of Skagit County Right To Manage Natural Resource Lands Disclosure, recorded on September 28, 2015 as Auditor's File No. 201509280218.**