

When recorded return to:

Filiberto Solis Delgado and Maria Fernanda Solis Olmeda  
15256 Porter Street  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20241126

Jun 27 2024

Amount Paid \$6725.00

Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**

as his separate estate

THE GRANTOR(S) Jake Walker, 2130 300th Street Northwest, Stanwood, WA 98292,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Filiberto Solis Delgado, a married person, and Maria Fernanda Solis Olmeda, 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:  
Section 19, Township 34 North, Range 4 East, - SE NW

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): P26670

Dated: 6-26-24

Jake Walker  
Jake Walker

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 26<sup>th</sup> day of June 2024 by Jake Walker.

Eleanor Romero  
Signature

Notary  
Title

My commission expires: 6/23/25



Statutory Warranty Deed  
LPB 10-05

**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 15256 Porter Street, Mount Vernon, WA 98273  
Tax Parcel Number(s): P26670

Property Description:

THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THAT PORTION LYING SOUTHERLY OF A LINE 100 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF CASCADE AVENUE PRODUCED WEST FROM MARTIN & BAILEY'S ADDITION TO WEST MT. VERNON, SKAGIT COUNTY, WASH., ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 48, RECORDS OF SKAGIT COUNTY, WASHINGTON;

AND EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE NORTHWEST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER;  
THENCE NORTH 89°14'30" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION 168.0 FEET;  
THENCE SOUTH 60 FEET, MORE OR LESS, TO A POINT 110 FEET NORTH OF THE NORTH LINE OF CASCADE AVENUE;  
THENCE WEST PARALLEL TO AND 110 FEET NORTH OF THE NORTH LINE OF CASCADE AVENUE 168 FEET, MORE OR LESS, TO THE WEST LINE OF SAID SUBDIVISION;  
THENCE NORTH 1°01'45" EAST ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 56.13 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Statutory Warranty Deed  
LPB 10-05

Order No.: 24-20961-KH

Page 2 of 3

**EXHIBIT B**  
24-20961-KH

N/A