

202409300229

09/30/2024 12:28 PM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor, WA

**When recorded return to:**  
Nicolas Martinez Dominguez  
421 N Barker Street  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20242347  
Sep 30 2024  
Amount Paid \$6405.00  
Skagit County Treasurer  
By Shannon Burrow Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

4100 194th St. SW, #230  
Lynnwood, WA 98036

Escrow No.: 620057009

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Clara B. Blakesley-Greathouse, unmarried and Russell Allen Blakesley, married for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Nicolas Martinez Dominguez, an unmarried person and Zenaida Hernandez De La Cruz, an unmarried person

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

PTN GOVT LT 10, SEC 19-34-4E, W.M.

Tax Parcel Number(s): P26427 / 340419-0-099-0015

Subject to:

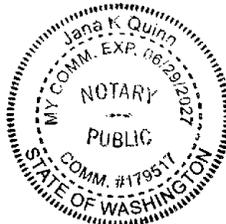
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 26, 2024

Clara Blakesley - Great house  
Clara Blakesley-Greathouse

\_\_\_\_\_  
Russell Allen Blakesley



State of Washington  
County of Spokane  
This record was acknowledged before me on 09/27/2024 by Clara Blakesley-Greathouse.

Jana K. Quinn  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 06/29/2027

State of \_\_\_\_\_  
County of \_\_\_\_\_  
This record was acknowledged before me on \_\_\_\_\_ by Russell Allen Blakesley.

\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of \_\_\_\_\_  
My commission expires: \_\_\_\_\_

Dated: September 26, 2024

\_\_\_\_\_  
Clara Blakesley-Greathouse  
*Russell Allen Blakesley*  
\_\_\_\_\_  
Russell Allen Blakesley

State of \_\_\_\_\_  
County of \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_ by Clara Blakesley-Greathouse.

\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of \_\_\_\_\_  
My commission expires: \_\_\_\_\_

State of Washington  
County of Snohomish

This record was acknowledged before me on 09/28/2024 by Russell Allen Blakesley.

*Taylor K. Samuel*  
\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 10/23/2027

TAYLOR K SAMUEL  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION # 23035522  
COMMISSION EXPIRES 10/23/2027

Notarized remotely online using communication technology via Proof.

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P26427 / 340419-0-099-0015**

THE EAST HALF OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO-WIT:

THAT PORTION OF GOVERNMENT LOT 10, SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EMBRACED WITHIN THE FOLLOWING DESCRIBED BOUNDARIES, TO-WIT:

BEGINNING AT A POINT 567.7 FEET NORTH AND 40 FEET WEST OF THE SOUTHWEST CORNER OF BLOCK 14, "BEHRENS & MOODY'S ADDITION TO WEST MT. VERNON", ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 101, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE NORTH 93.3 FEET TO THE SOUTH LINE OF THAT CERTAIN TRACT CONVEYED TO L.L. MELTON AND MARJORY MELTON, HIS WIFE, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 476953;

THENCE EAST ALONG THE SOUTH LINE OF SAID MELTON TRACT, 350 FEET, MORE OR LESS, TO THE EAST LINE OF THE LANDS CONVEYED TO LEE HOOVER BY DEED RECORDED IN VOLUME 179 OF DEEDS, PAGE 452, UNDER AUDITOR'S FILE NO. 360656;

THENCE SOUTH ON THE EAST LINE OF SAID HOOVER TRACT 93.3 FEET;

THENCE WEST 350 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID PREMISES CONVEYED TO THE CITY OF MOUNT VERNON FOR STREETS AND OTHER MUNICIPAL PURPOSES BY DEED RECORDED IN VOLUME 218 OF DEEDS, PAGE 336, UNDER AUDITOR'S FILE NO. 404841.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
2. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

3. Assessments, if any, levied by Mt Vernon.
4. City, county or local improvement district assessments, if any.