

AFTER RECORDING MAIL TO:

Eric Brian Dominguez Flores
3121 Arbor Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250226

Jan 28 2025

Amount Paid \$8405.00

Skagit County Treasurer
By Lena Thompson Deputy

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

Guardian NW Title
24-22558-TO

STATUTORY WARRANTY DEED

File No: **4260-4229927 (TA)**

Grantor(s): **Derek Haller, an unmarried person and Hannah Stewart, an unmarried person**

Grantee(s): **Eric Brian Dominguez Flores, an unmarried person and Alondra Marisol Dominguez Flores, an unmarried person and Mark Anthony Dominguez Flores, an unmarried person**

Abbreviated Legal: **Lot 78, Rosewood PUD Phase 2, Division No. 1**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P121119**

THE GRANTOR(S) Derek Haller, an unmarried person and Hannah Stewart, an unmarried person for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys and warrants to **Eric Brian Dominguez Flores, an unmarried person and Alondra Marisol Dominguez Flores, an unmarried person and Mark Anthony Dominguez Flores, an unmarried person**, the following described real estate, situated in the County of Skagit, State of Washington.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

The Land referred to herein below is situated in the County of Skagit, State of Washington and is described as follows:


Lot 78, ROSEWOOD P.U.D. PHASE 2 DIVISION 1, according to the plat thereof, as recorded December 3, 2003, under Auditor's File No. 200312030041, records of Skagit County, Washington. Situated in Skagit County, Washington.

Subject To: 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.

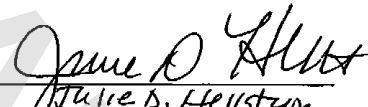
APN: P121119

Statutory Warranty Deed
- continued

File No.: 4260-4229927 (TA)

Dated: 01/17/2025
Derek Haller
Hannah Stewart

STATE OF Washington

COUNTY OF Skagit- Spokane)
JDHWP)-ssThis record was acknowledged before me on 1/17/2025 by **Derek Haller**
and **Hannah Stewart**.
Julie D. Hellstrom
Notary Public
My commission expires: 10/9/26