

When recorded return to:

Ashley Ramirez and Zacarias Ramirez-Reyes  
3534 South Woodland Drive  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20250653

Mar 07 2025

Amount Paid \$12392.20

Skagit County Treasurer

By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

Guardian NW Title 25-22640-TB

THE GRANTOR(S) **Darrell T. Brayer and Carrie A. Brayer, husband and wife**, 1046 Adams Court, Mount Vernon, WA 98274,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Ashley Ramirez and Zacarias Ramirez-Reyes, a married couple**

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

Lot 58, FOREST ESTATES, PLAT NO. 2, as per plat recorded in Volume 8 of Plats, pages 101 and 102, records of Skagit County, Washington; EXCEPT therefrom the South 295 feet thereof.

Abbreviated legal description: Property 1:  
Ptn. Lot 58, FOREST ESTATES, PLAT NO. 2

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 "A" attached hereto

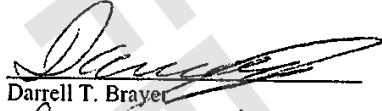
Tax Parcel Number(s): P65475/3915-000-058-0009

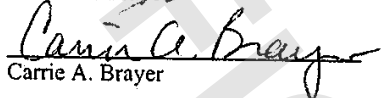
Statutory Warranty Deed  
LPB 10-05

Order No.: 25-22640-TB

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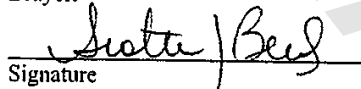
Dated: 03/05/2025

  
Darrell T. Brayer

  
Carrie A. Brayer

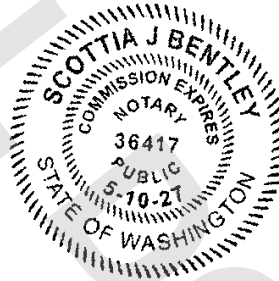
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 5<sup>th</sup> day of March, 2025, by Darrell T. Brayer and Carrie A. Brayer.

  
Signature

Notary  
Title

My commission expires: 05/10/27



**EXHIBIT A**

25-22640-TB

9. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named FOREST ESTATES, PLAT NO. 2 recorded on October 18, 1965 as Auditor's File No. 673236.

10. Ten foot utility easement as disclosed by instrument recorded November 23, 1965, under Auditor's File No. 675005, the exact location not disclosed on the record.

11. **EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Michael R. Hendricks and Suzanne G. Hendricks, husband and wife, and their heirs, successors and assigns

Dated: April 29, 1997

Recorded: May 28, 1997

Auditor's No.: 9705280051

Purpose: A non-exclusive easement for installation and maintenance of a sewer line

Area Affected: The West 20 feet of the North 100 feet of Lot 58

12. **EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: City of Mount Vernon, a municipal corporation of the State of Washington

Recorded: October 29, 1997

Auditor's No.: 9710290006

Area Affected: Over, across and along the full width and length of the subject property

**End of Exhibit A**