

When recorded return to:
Mario D. Bermudez Gonzalez and Nuvia
Cruz-Estrada
18026 Fire Mountain Lane
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250743

Mar 14 2025

Amount Paid \$11075.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620057989

STATUTORY WARRANTY DEED

THE GRANTOR(S) Heather L. Dillard who is also appearing of record as Heather L. Schnider and Sean Dillard, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Mario D. Bermudez Gonzalez and Nuvia Cruz-Estrada, a married couple and Amanda Bermudez 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 OF LTS 8 THROUGH 11, BLK 39, "PLAT OF THE TOWN OF MONTBORNE"

Tax Parcel Number(s): P120491 / 4135-039-011-0200

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 03/11/2025

Heather L. Dillard
Heather L. Dillard

Sean Dillard
Sean Dillard

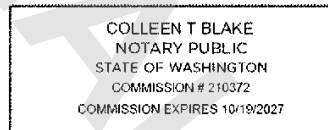
State of Washington
County of Snohomish

This record was acknowledged before me by means of communication technology

on 03/11/2025 by Heather L. Dillard and Sean Dillard

(electronic official
stamp)

Colleen Blake
Notary Public
My commission expires: 10/19/2027



Notarized remotely online using communication technology via Proof.

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P120491 / 4135-039-011-0200

THAT PORTION OF LOTS 8 THROUGH 11, INCLUSIVE, BLOCK 39, "PLAT OF THE TOWN OF MONTBORNE", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND OF VACATED WALKER STREET AND VACATED ALLEY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 8;
THENCE NORTH 43°01'17" WEST A DISTANCE OF 75 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 43°01'17" WEST A DISTANCE OF 75 FEET;
THENCE SOUTH 47°38'15" WEST A DISTANCE OF 122.75 FEET;
THENCE SOUTH 43°01'17" EAST A DISTANCE OF 75 FEET;
THENCE NORTH 47°38'15" EAST A DISTANCE OF 122.75 FEET TO THE POINT OF BEGINNING.

SITUATE THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of Reserve Addition to the Town of Montborne:

Recording No.: Volume 2, Page 80
2. Agreement including the terms, covenants and provisions thereof

Recording Date: May 18, 1982
Recording No.: 8205180001
3. Skagit County Planning Findings of Fact including the terms, covenants and provisions thereof

Recording Date: June 28, 1996
Recording No.: 9606280202
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit County Sewer District No. 2
Purpose: Sewer mains
Recording Date: March 30, 1998
Recording No.: 9803300104
Affects: Portion of said premises
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress, egress and utilities for roadway, with joint maintenance provisions
Recording Date: April 26, 1999
Recording No.: 9904260153
6. Lot Certification including the terms, covenants and provisions thereof

Recording Date: June 17, 2003
Recording No.: 200306170115
7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or

EXHIBIT "B"Exceptions
(continued)

federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey;

Recording No: 200307070027

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- | | |
|-----------------|------------------------------------|
| Granted to: | Skagit County Sewer District No. 2 |
| Purpose: | Side sewer easement |
| Recording Date: | September 29, 1998 |
| Recording No.: | 9809290145 |
| Affects: | Portion of said premises |
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- | | |
|-----------------|-----------------------|
| Granted to: | Alex Von Cube et. al. |
| Purpose: | Ingress and Egress |
| Recording Date: | October 29, 2003 |
| Recording No.: | 200310290029 |
| Affects: | Northeasterly 20 feet |
10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. City, county or local improvement district assessments, if any.