

202503200025

03/20/2025 12:27 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:

Jose Zavala Montalvo
1711 E Fir Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250789

Mar 20 2025

Amount Paid \$8480.65

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

CHICAGO TITLE

W20058352

Escrow No.: 620058352

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joshua V Hubbell and Naomi Louise Hubbell, also appearing of record as Joshua Hubbell and Naomi Hubbell, 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 Jose Zavala Montalvo, an unmarried person and Noelly Morales, an unmarried person

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

LOT 3, "RE-PLAT OF LOTS 9 AND 10 OF BLOCK 2 PLAT OF CHENOWETH ADDITION TO MOUNT VERNON", AS PER PLAT RECORDED DECEMBER 12,2002, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200212120107.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P119993/4808-000-003-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

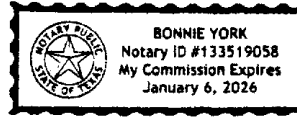
Dated: 3/18/25

[Signature]
 Joshua V Hubbell
[Signature]
 Naomi Louise Hubbell

State of TEXAS
 County of PARKER

This record was acknowledged before me on 03/18/2025 by Joshua V Hubbell and Naomi Louise Hubbell, who appeared before me as Joint Debtors, and Naomi Louise Hubbell as Naomi Louise Hubbell.

[Signature]
 (Signature of notary public)
 Notary Public in and for the State of TX
 My commission expires: 01-06-2026



STATUTORY WARRANTY DEED

(continued)

Dated: _____

Joshua V Hubbell_____
Naomi Louise HubbellState of WashingtonCounty of SKAGITThis record was acknowledged before me on 3-19-2025 by Joshua V Hubbell and Naomi Louise Hubbell, also appearing as co-defendants in the case of Joshua V Hubbell and Naomi Louise Hubbell vs. [unclear]Lorrie J Thompson
(Signature of notary public)

Notary Public in and for the State of

My commission expires:

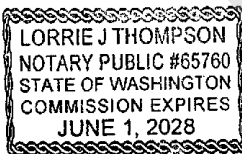
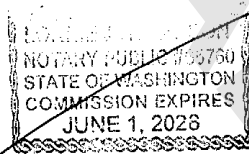
Washington
6-1-2028

EXHIBIT "A"

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 Chenoweths Addition to Mount Vernon:

Recording No: 437831

2. 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 Re-Plat of lots 9 and 10 of Block 2, Plat of Chenoweths Addition to Mount Vernon:

Recording No: 200212120107

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company, a Washington corporation
Purpose: Electric transmission and/or distribution line
Recording Date: May 21, 1993
Recording No.: 9305210049
Affects: As described

4. Promissory Note and the terms and conditions thereof:

Recording Date: June 7, 2024
Recording No.: 202406070057

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. Assessments, if any, levied by Mt Vernon.
7. City, county or local improvement district assessments, if any.