

AFTER RECORDING MAIL TO:

Allysa Garza Cote
139 Shantel Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250958
Apr 03 2025
Amount Paid \$8325.00
Skagit County Treasurer
By Lena Thompson Deputy

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

Space above this line for Recordors use only

GNW 24-21783 **STATUTORY WARRANTY DEED**

File No: **4221-4202194 (SR)**

Grantor(s): **Hector Mendoza and Sindy Equihua, a married couple**
Grantee(s): **Allysa Garza Cote, an unmarried person and Patricia Cote, an unmarried person**
Abbreviated Legal: **Lot 102, Cedar Heights PUD PH 1**
Additional Legal on page:
Assessor's Tax Parcel No(s): **P125798/4917-000-102-0000**

THE GRANTOR(S) Hector Mendoza and Sindy Equihua, a married couple for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys and warrants to **Allysa Garza Cote, an unmarried person and Patricia Cote, 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:

Lot 102, "PLAT OF CEDAR HEIGHTS PUD 1, PHASE 1", as per plat recorded January 19, 2007, under Auditor's File No. 200701190116, records of 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: P125798/4917-000-102-0000

Statutory Warranty Deed
- continued

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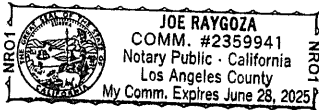
Dated: 03/28/2025

Hector
Hector Mendoza

Sindy
Sindy Equihua

STATE OF ~~Washington~~ California
COUNTY OF ~~Skagit~~ Los Angeles)-SS

This record was acknowledged before me on March 28, 2025 by **Hector Mendoza and Sindy Equihua.**



Joe Raygoza
Notary Public
My commission expires: June 28, 2025