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04/08/2025 03:15 PM Pages: 1 of 2 Fees: \$304.50  
Skagit County Auditor, WA

AFTER RECORDING MAIL TO:

The Claudio Angulo and Celina Angulo Trust  
18720 Quail Drive  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20251022  
Apr 08 2025  
Amount Paid \$22200.00  
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*

## STATUTORY WARRANTY DEED

File No: **4221-4245561 (bf)**

Grantor(s): **Sam W Saleh and Sheena R Saleh, husband and wife**  
Grantee(s): **Claudio Angulo and Celina Angulo, Trustees of the Claudio Angulo and  
Celina Angulo Trust dated April 9, 2024**  
Abbreviated Legal: **Lot 10, Plat of Cascade Ridge P.U.D.**  
Additional Legal on page:  
Assessor's Tax Parcel No(s): **P83842/4530-000-010-0017**

*ENW# 25-22094*

**THE GRANTOR(S) Sam W Saleh and Sheena R Saleh, husband and wife** for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys and warrants to **Claudio Angulo and Celina Angulo, Trustees of the Claudio Angulo and Celina Angulo Trust dated April 9, 2024**, 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 10, PLAT OF CASCADE RIDGE P.U.D., as per Plat recorded in Volume 14 of Plats, page 112 to 121, records of Skagit County, Washington.  
Situate in the County of Skagit, State of 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.

