

202504210046

04/21/2025 12:52 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:
Ofelia Medina
2320 Jacqueline Place
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20251179
Apr 21 2025
Amount Paid \$7925.00
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

CHICAGO TITLE
620058565

Escrow No.: 620058565

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nicholas James Huff and Kara Michelle Claycomb, 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 Ofelia Medina, a married woman and Jaqueline Medina, a single
woman and Manuel Andres Ospino Morales, a single man

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 7, "SOUZA'S ADDITION," AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 70,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P54278 / 3757-000-007-0002

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 4/16/25Nicholas James Huff
Nicholas James HuffKara Michelle Claycomb
Kara Michelle ClaycombState of OhioCounty of MedinaThis record was acknowledged before me on 4-10-2025 by Kara Michelle Claycomb.

(Signature of notary public)

Notary Public in and for the State of OhioMy appointment expires: 9-15-28

GRACE A REICHARD

Notary Public

State of Ohio

My Comm. Expires

September 15, 2028

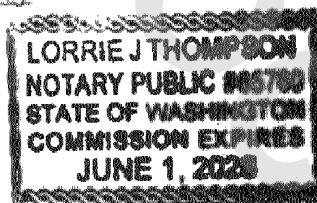
State of WashingtonCounty of SKagitThis record was acknowledged before me on April 16, 2025 by Nicholas James Huff.Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

EXHIBIT "A"

Exceptions

1. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: January 3, 1911
Recording No.: 82660

Recording Date: January 3, 1911
Recording No.: 82667

Documents not available

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 Souza's Addition:

Recording No: 650186

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: March 16, 1966
Recording No.: 680056
Affects: Portion of said premises

4. Restrictions contained in various Deeds of Record to other lots in said addition which may be notice of a general plan for the entire addition as follows:

T.V reception shall be by underground T.V. cable only. This lot to be used for residential uses only. The ground floor area of the main structure, exclusive of one-story porches and garages, shall be not less than 1,100 square feet for a one-story dwelling, not less than 500 square feet for a dwelling of more than one-story, swelling shall not have less than 900 square feet of floor area. All residence to be of new construction. There shall only be single-family dwellings per lot.

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

EXHIBIT "A"

Exceptions
(continued)

6. Assessments, if any, levied by Mt Vernon.
7. City, county or local improvement district assessments, if any.