

When recorded return to:

Luke Moreau and Samantha Weese  
1114 South 19th Street  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20251196

Apr 23 2025

Amount Paid \$9028.00  
Skagit County Treasurer  
By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

Guardian NW Title 25-23118-TW

THE GRANTOR(S) **Paul DePiro and Kathryn A. DePiro, husband and wife**, 5207 E 8th Avenue, Spokane, WA 98212, United States,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Samantha Weese, an unmarried woman and Luke Moreau, an unmarried man**

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

Lot 11, Block 3, ALBERT BALCH'S WEDGWOOD, AN ADDITION TO MOUNT VERNON, WN., as per plat recorded in Volume 7 of Plats, page 24, records of Skagit County, Washington.

Abbreviated legal description: Lot 11, Block 3, ALBERT BALCH'S WEDGWOOD

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 as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P54759/3766-003-011-0009

Statutory Warranty Deed  
LPB 10-05

Order No.: 25-23118-TW

Page 1 of 3

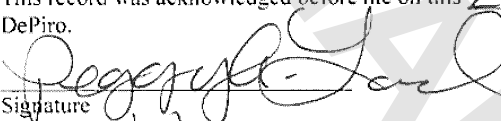
Dated: Apr. 21, 2025

  
Paul DePiro

  
Kathryn A. DePiro

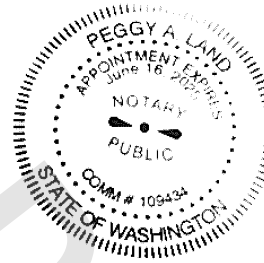
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 21 day of April, 2025, by Paul DePiro and Kathryn A. DePiro.

  
Signature

  
Title

My commission expires: June 16, 2025



**EXHIBIT A**

25-23118-TW

1. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: February 3, 1955

Recorded: February 3, 1955

Auditor's No.: 512718

2. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Sewer pipe with right to enter said premises for repair and renewal

In Favor Of: City of Mount Vernon

Auditor's No.: 512247

3. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Underground electric system

In Favor Of: Puget Sound Power & Light Company

Recorded: November 8, 1974

Auditor's No.:

Affects: 809833

A portion of Blocks 2 and 3

4. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey: Plat/Subdivision

Name: Albert Balch's Wedgwood

Recorded: October 11, 1954

Auditor's No.: 507780

**End of Exhibit A**