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05/08/2025 01:04 PM Pages: 1 of 2 Fees: \$304.50  
Skagit County Auditor

AFTER RECORDING MAIL TO:

Carlos A. Palacios Hidalgo  
2916 Manito Drive  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20251405  
May 08 2025  
Amount Paid \$8583.00  
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: 4221-4253910 (bf)

Grantor(s): **Dj Hanson Epstein and Kaisa Hanson Epstein, a married couple**  
Grantee(s): **Carlos A. Palacios Hidalgo, an unmarried person and Maria C. Castro-Avila, an unmarried person**  
Abbreviated Legal: **Lot 21, TOTEM RIDGE**  
Additional Legal on page:  
Assessor's Tax Parcel No(s): **P78045/4199-000-021-0008**

*ENW 25-23080*

**THE GRANTOR(S) Dj Hanson Epstein and Kaisa Hanson Epstein, a married couple** for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys and warrants to **Carlos A. Palacios Hidalgo, an unmarried person and Maria C. Castro-Avila, 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 21, TOTEM RIDGE, according to the per plat thereof recorded in Volume 10 of Plats, Page 31, 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: P78045

Statutory Warranty Deed  
- continued

File No.: 4221-4253910 (bf)

Dated: 05/06/2025

Dj Hanson Epstein

Dj Hanson Epstein

Kaisa Hanson Epstein

Kaisa Hanson Epstein

STATE OF Washington

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COUNTY OF King

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This record was acknowledged before me on 05/06/2025 by **Dj Hanson Epstein and Kaisa Hanson Epstein.**

KAYE E ANDERSON  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION # 3267  
COMMISSION EXPIRES 10/05/2025

Kaye E Anderson

Kaye E Anderson

Notary Public

My commission expires: 10/05/2025

Notarized remotely online using communication technology via Proof.