202507010066
07/01/2025 03:01 PM Pages: 1 of 5 Fees: $307.50
Skagit County Auditor, WA

When recorded return to:
Angel H Bazante-Flores and Ileana I Guillen
2909 East Section Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20252064
Jul 01 2025
Amount Paid $9028.00
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

Escrow No.: 620059160

CHICAGO TITLE
620059160

STATUTORY WARRANTY DEED

THE GRANTOR(S) Elizabeth A O'Brien, an unmarried person

for and in consideration of Ten And No/100 Dollars ($10.00) , and other valuable consideration in hand paid, conveys and warrants to Angel H Bazante-Flores, an unmarried person and Ileana I Guillen, an unmarried person

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

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

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

LT 2, MOUNT VERNON SP NO. 4-95, REC NO. 9507280019; BEING PTN SW 21-34-04

Tax Parcel Number(s): P107740/340421-3-038-0200

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 25 Jun 2025

Elizabeth A. O'Brien
Elizabeth A O'Brien

State of Washington
County of Skagit
This record was acknowledged before me on June 25, 2025 by Elizabeth A O'Brien.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

LORRIE J THOMPSON
NOTARY PUBLIC #65760
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 1, 2028

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P107740/340421-3-038-0200

LOT 2 OF MOUNT VERNON SHORT PLAT NO. 4-95, APPROVED JULY 8, 1995, RECORDED JULY 28, 1995, IN VOLUME 12 OF SHORT PLATS, PAGES 7 AND 8, UNDER AUDITOR?S FILE NO. 9507280019, RECORDS OF SKAGIT COUNTY, WASHINGTON;

BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes and statements, 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 CITY OF MOUNT VERNON SHORT PLAT NO. MV-4-95:

   Recording No: 95072800019

2. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2025
Tax Account No.:	P107740/340421-3-038-0200
Levy Code:	0930
Assessed Value-Land:	$194,100.00
Assessed Value-Improvements:	$253,400.00

General and Special Taxes:	
Billed:	$4,738.23
Paid:	$2,369.15
Unpaid:	$2,369.08

3. City, county or local improvement district assessments, if any.

4. Assessments, if any, levied by City of Mount Vernon.

5. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

   "This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

EXHIBIT "B"

Exceptions
(continued)

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."