

AFTER RECORDING MAIL TO:

Yanmin Tan and Ruisheng Yang
727 228th Street Southeast
Bothell, WA 98021

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20252477
Aug 01 2025
Amount Paid \$325.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

STATUTORY WARRANTY DEED

Chicago Title
620059653

Escrow No. 25070074LC
Title Order No. 620059653

THE GRANTOR(S) Nivardo Mendozazambro, also appearing of record as Nivardo Mendozazambro, an unmarried person and Esmeralda Marquez, a married person as her separate estate

for and in consideration of Ten Dollars and other good and valuable consideration

in hand paid, conveys, and warrants to Yanmin Tan and Ruisheng Yang, a married couple

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

LOT 56, BLOCK "A", "LAKE TYEE DIVISION NO. III," AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGES 68 THROUGH 74, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

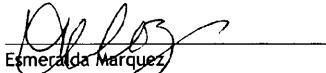
Abbreviated Legal: (Required is full legal not inserted above) LT 56, BLK A, LAKE TYEE DIV. NO. III

Tax Parcel Number(s): P79854/4357-001-056-0002

Subject to: All easements, restrictions, reservations, conditions, covenants and agreements of record, if any, along with those delineated in Preliminary Title Commitment 620059653, issued by Chicago Title Insurance Company

Dated: 7/29/2025

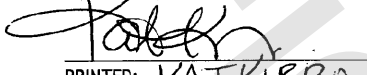

Nivardo Mendozazambro


Esmeralda Marquez

STATE OF Washington
COUNTY OF Snohomish) ss.

I certify that I know or have satisfactory evidence that Nivardo Mendozazambrano and Esmeralda Marquez are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7/29/2025



PRINTED: KAT KIRBY
Notary Public in and for the State of Washington
residing at: Marysville
My Commission Expires: 9/19/27

