

When recorded return to:

Ivan Duran Santacruz
1403 North 19th Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252730

Aug 22 2025

Amount Paid \$6565.00
Skagit County Treasurer
By Cain Cress Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-24261-TB

THE GRANTOR(S) Nina L. Oseguera and Juan Jose Oseguera, a married couple

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Ivan Duran Santacruz, a married man as his separate estate

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

Lot 9, Block 2, STORIE & CARPENTER'S ADDITION TO THE CITY OF MOUNT VERNON, as per plat
recorded in Volume 3 of Plats at page 58, in the records of Skagit County, State of Washington.

Abbreviated legal description: Property 1:

Lot 9, Block 2, STORIE & CARPENTER'S ADDITION TO THE CITY OF MOUNT VERNON

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): P54399/3760-002-009-0001

Statutory Warranty Deed
LPB 10-05

Order No.: 25-24261-TB

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Dated: 8/21/2025Nina L. Oseguera
Nina L. OsegueraJuan Jose Oseguera
Juan Jose OsegueraSTATE OF WASHINGTON
COUNTY OF SKAGITThis record was acknowledged before me on this 21 day of August, 2025, by Nina L. Oseguera and Juan Jose Oseguera.Kyle Beam
SignatureNotary
TitleMy commission expires: 9-11-27

KYLE BEAM
Notary Public
State of Washington
Commission # 210008
My Comm. Expires Sep 11, 2027

Statutory Warranty Deed
LPB 10-05

Order No.: 25-24261-TB

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Dated: 8/22/2025

Nina L. Oseguera

Juan Jose Oseguera

Juan Jose Oseguera

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 22nd day of August, 2025, by Nina L. Oseguera and Juan Jose Oseguera

K.B.
Signature

Notary

Title

KYLE BEAM
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210098
COMMISSION EXPIRES 09/11/2027

My commission expires: 09/11/2027

Notarized remotely online using communication technology via Proof.

EXHIBIT A

25-24261-TB

13. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/ BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Storie & Carpenter's Addition to the City of Mt. Vernon
Recorded: April 9, 1907
Auditor's No.: 61681 (Vol. 3 of Plats, Page 58)

End of Exhibit A