

When recorded return to:
Jose Manuel Correa and Ruth Adriana Ibarra
1713 South 30th Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20252972
Sep 10 2025
Amount Paid \$8672.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 25-23945

STATUTORY WARRANTY DEED

Order No.: NTWA-0564021

THE GRANTOR(S)

Stanley Billings and Jenny Le, husband and wife

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys, and warrants to

Jose Manuel Correa, an unmarried person and Ruth Adriana Ibarra, an unmarried person

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

**Lot 6, LITTLE MOUNTAIN ADDITION NO. 2, according to the plat thereof, recorded in Volume 15
of Plats, page 81 through 83, records of Skagit County, Washington.**

Abbreviated Legal: **Lot 6, LITTLE MOUNTAIN ADDITION NO. 2**

Subject to Matters, Restrictions, Covenants, Conditions, and Easements of Record

Tax Parcel Number(s): **P102978**

Dated: 09/09/2025

Stanley Billings

Stanley Billings

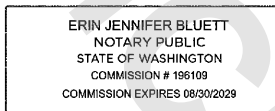
Jenny Le

Jenny Le

STATE OF WASHINGTON

COUNTY OF King

This record was acknowledged before me on 9th September, 2025 by Stanley Billings.



Stamp

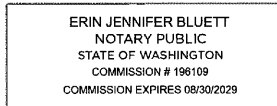
Erin Bluett

Notary Public
My commission expires: 08/30/2029

STATE OF WASHINGTON

COUNTY OF KING

This record was acknowledged before me on 9th September, 2025 by Jenny Le.



Stamp

Erin Bluett

Notary Public
My commission expires: 08/30/2029

Notarized remotely online using communication technology via Proof.

Subject to - Deed Exception(s):

1. RESERVATIONS CONTAINED IN DEED Recorded: December 8, 1989 Auditor's No: 8912080068
As Follows: Property shall not at any time be used for a Retirement Center or Senior Housing
Project Said Restriction is also shown on the face of the Plat. Said Restriction is also shown on
the face of the Plat
2. 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: Little
Mountain Addition No. 2 Recorded: May 5, 1993 Auditor's No: 9305050045 Purpose: Utilities
Affects: Front 7 feet adjacent to all streets
3. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF: Between: City of Mount
Vernon, a Municipal Corporation And: Alvin Rainbolt and Judy A. Rainbolt Dated: June 30, 1992
Recorded: August 18, 1992 Auditor's No: 9208180004 Regarding: Formation of Local
Improvement District 16. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING
RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:
Recorded: September 21, 1993 Auditor's No: 9309210090 Executed by: Alvin Rainbolt and Judy
A. Rainbolt
4. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY,
BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN: Recorded: September 21, 1993
Auditor's No: 9309210090 Executed by: Alvin Rainbolt and Judy A. Rainbolt