

202509170042

09/17/2025 01:34 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

When recorded return to:

Juan Valle Baltazar, Juan Valle Reyna, and Angela Valle
1905 North 33rd Place
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253057

Sep 17 2025

Amount Paid \$7765.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-24315-TB

THE GRANTOR(S) **Mercedes Meza and Francisco Meza, wife and husband**

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Juan Valle Baltazar, a married person, Juan Valle Reyna, a married person, and Angela Valle Reyna, a married person**

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

Lot 27, Plat of Eastwind, according to the plat thereof, recorded in Volume 12 of plats, pages 31 and 32, records of Skagit County, Washington.

Abbreviated legal description: Property 1:
Lot 27, Plat of Eastwind

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): P80968/4384-000-027-0007

Statutory Warranty Deed
LPB 10-05

Order No.: 25-24315-TB

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Dated: 7/17/2025

Mercedes Meza
Mercedes Meza

Francisco Meza
Francisco Meza

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 17 day of September, 2025, by Mercedes Meza and Francisco Meza.

Jennifer Brazil
Signature

Notary Public
Title

My commission expires: 7-25-28



EXHIBIT A

25-24315-TB

9. Reservation contained in deed from the State of Washington recorded under Auditor's File No. 67757, in Volume 74 of Deeds, page 221, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and their right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

10. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: October 15, 1979
Recorded: October 16, 1979
Auditor's No.: 7910160026
Executed By: Pan West, Inc.

We note that no specific property description was included with said covenants; being described only as Eastwind Addition.

11. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: December 14, 1981
Recorded: December 15, 1981
Auditor's No.: 8112150040
Executed By: Pan West, Inc., a Washington corporation

12. 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:

Plat/Subdivision Name: Eastwind
Recorded: October 23, 1978
Auditor's No: 889957

13. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND PROVISIONS THEREOF:

Between: City of Mount Vernon, a municipal corporation
And: Ralph D. Guthrie
Recorded: November 6, 1990
Auditor's No.: 9011060023

End of Exhibit A

Statutory Warranty Deed
LPB 10-05