

202509260050

09/26/2025 01:13 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

When recorded return to:

Veronica Guzman Lopez and Alfredo Lopez Cruz
381 Digby Road
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253163

Sep 26 2025

Amount Paid \$5763.40
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-24350-TB

THE GRANTOR(S) **Mary Ann Townsend and Donald Wilkins, a married couple**

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

in hand paid, conveys, and warrants to **Veronica Guzman Lopez, an unmarried person, and Alfredo Lopez Cruz, an unmarried person**

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

Lot 10, "WIDNOR DRIVE", as per plat recorded in Volume 9 of Plats, page 104, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Abbreviated legal description: Property 1:
Lot 10, Widnor Drive

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): P54882/3771-000-010-0009

Statutory Warranty Deed
LPB 10-05

Order No.: 25-24350-TB

Page 1 of 3

Dated: 9/16/25

Mary Ann Townsend
Mary Ann Townsend
Donald Wilkins
Donald Wilkins

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 16 day of September, 2025, by Mary Ann Townsend and Donald Wilkins.

Peggy A. Land
Signature

Notary
Title

My commission expires: June 16, 2029

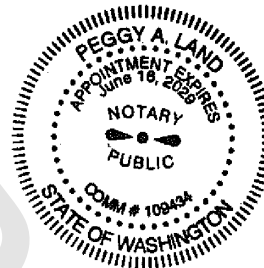


EXHIBIT A

25-24350-TB

9. 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: Widnor Drive

Recorded: August 27, 1970

Auditor's No: 742849

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

10. RESTRICTIONS ON OTHER TRACTS IN SAID PLAT IMPOSED BY VARIOUS INSTRUMENTS OF RECORD, WHICH MAY BE NOTICE OF A GENERAL PLAN AS FOLLOWS:

1. Plat restricted to Modular Homes, including double wide Mobile Homes, minimum 20 feet wide.
2. All homes must be skirted or have perimeter concrete foundation, concrete blocks accepted.
3. Driveways and landscaping to be completed by lot purchaser.
4. All utilities to be kept underground.

End of Exhibit A

Statutory Warranty Deed
LPB 10-05

Order No.: 25-24350-TB

Page 3 of 3