

When recorded return to:
Francisco S Mendoza
1921 Mountain View Dr
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20253286
Oct 07 2025
Amount Paid \$6965.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245474103

STATUTORY WARRANTY DEED

THE GRANTOR(S) Justin Fox and Brandy Jenkins, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys and warrants to Francisco S Mendoza, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 52, "Corrected Plat of a Portion of Mount Baker View Addition," as per Plat recorded in Volume
7 of Plats, Page 73, Records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P53795, 3745-000-052-0001

Subject to:

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions,
encroachments, dedications, building setback lines, notes, statements, and other matters, if
any, but omitting any covenants or restrictions, if any, including but not limited to those based
upon race, color, religion, sex, sexual orientation, familial status, marital status, disability,
handicap, national origin, ancestry, or source of income, as set forth in applicable state or
federal laws, except to the extent that said covenant or restriction is permitted by applicable
law, as set forth on CORRECTED PLAT OF A PORTION OF MOUNT BAKER VIEW
ADDITION:

STATUTORY WARRANTY DEED

(continued)

Recording No.: 547021

Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: August 22, 1956

Recording No.: 540392

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

Dated: October 6, 2025

[Signature]
Justin Fox

[Signature]
Brandy Lee Jenkins

State of Washington
County of Skagit

This record was acknowledged before me on 10-6-2025, 2025 by Justin Fox and Brandy Lee Jenkins.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 6-1-2028

