

When recorded return to:

Jacinto Sanchez Fuerte and Jose Jr. Sanchez Monje
1301 South 2nd Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20253355
Oct 14 2025
Amount Paid \$8373.00
Skagit County Treasurer
By Kaylee Oudman Deputy

GNW 25-24358

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carmen Valencia, an unmarried woman, 22484 Grip Road, Sedro-Woolley, WA 98284,

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

in hand paid, conveys, and warrants to Jacinto Sanchez Fuerte, a married man as his separate property and Jose Jr. Sanchez Monje, also known of record as Jose Sanchez Monje Jr., an unmarried man

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

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of Second and Park Streets in the City of Mount Vernon, the same being the Northeast corner of Block 13, "PLAT OF THE SOUTHERN ADDITION TO MOUNT VERNON", according to the plat recorded in Volume 2 of Plats, page 110, records of Skagit County, Washington;
thence West on the South side of Park Street 100 feet;
thence South at right angles 60 feet;
thence East at right angles 100 feet to the West line of Second Street;
thence North on said West line of Second Street 60 feet to the point of beginning.

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 "B" attached hereto

Tax Parcel Number(s): P29125/340430-0-267-0016

Dated: 10-7-25

[Signature]
Carmen Valencia

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 7 day of October, 2025, by Carmen Valencia.

[Signature]
Signature

Notary
Title

My commission expires: 6/19/29



EXHIBIT B

25-24358-KM

9. Municipal assessments, if any, levied by the City of Mount Vernon.