

202510220034

10/22/2025 11:31 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

When recorded return to:

Bruno Mendoza Gonzalez and Elizabeth Zuniga-Flores
2011 Windsor Drive
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253471

Oct 22 2025

Amount Paid \$10291.80
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-24576-TB

THE GRANTOR(S) **Bruce Trudell and Kari Trudell, husband and wife**

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

in hand paid, conveys, and warrants to **Bruno Mendoza Gonzalez and Elizabeth Zuniga-Flores, husband and wife**

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

Lot 35, COLLEGE HEIGHTS ADDITION, MOUNT VERNON, WASHINGTON, as per plat recorded in Volume 7 of Plats, pages 101 and 102, records of Skagit County.

Abbreviated legal description: Property 1:
Lot 35, College Heights Addition, Mount Vernon

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): P52527/3713-000-035-0001

Statutory Warranty Deed
LPB 10-05

Order No.: 25-24576-TB

Page 1 of 3

Dated: 10-15-25

Bruce Trudell
Bruce Trudell

Kari Trudell
Kari Trudell

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 15th day of October, 2025, by Bruce Trudell and Kari Trudell.

Scottie Bent
Signature

Notary
Title

My commission expires: 05/27/27

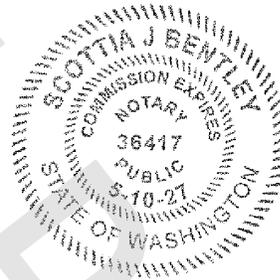


EXHIBIT A

25-24576-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: College Heights Addition, Mount Vernon, Washington
Recorded: July 24, 1959
Auditor's No.: 583572

10. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN SAID PLAT AND DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT.

Declaration Dated: October 21, 1959
Recorded: November 4, 1959
Auditor's No.: 587468
Executed By: A. Elliott Johnson, Keith S. Johnson, Alison K. Johnson and Beatrice L. Johnson

11. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on January 24, 2024 as Auditor's File No. 202401240021.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

End of Exhibit A

Statutory Warranty Deed
LPB 10-05

Order No.: 25-24576-TB

Page 3 of 3