

AFTER RECORDING MAIL TO:
Swen Lawrence Larson
2901 Arbor Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20253603
Nov 03 2025
Amount Paid \$8245.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for Record at Request of: **WFG National Title Company of Washington, LLC**
Escrow Number: 25-208168

order 400606-LT

Statutory Warranty Deed

Abbreviated Legal: Lot 59, Rosewood P.U.D. Phase 1
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4745-000-059-0000, P116496

THE GRANTOR **Sergio Ramos-Acero Jr., a married person**, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **Swen Lawrence Larson, an unmarried person**, the following described real estate, situated in the County of Skagit, State of Washington: ** as his separate estate*

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Covenants, conditions, restrictions, easements and encumbrances of record as of the date hereof.

Dated this 30 day of October 2025.

Signed in Counterpart
Sergio Ramos-Acero Jr.

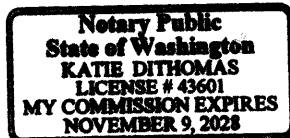
Ellen Ramos
Ellen Ramos, Spouse of Grantor

☐ If checked, This notarial act involved the use of communication technology.

STATE OF Washington SS.
County of Skonomish

This record was acknowledged before me on this 30 day of October, 2025 by Sergio Ramos-Acero Jr. and Ellen Ramos.

[Signature]
Notary Public for Washington
My commission expires: 11-9-2028



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Dated this 31 day of October, 2025.

Sergio Ramos-Acero Jr.
 Sergio Ramos-Acero Jr.

Signed in Counterpart
 Ellen Ramos, Spouse of Grantor

☐ If checked, This notarial act involved the use of communication technology.

STATE OF WA)
 County of Skagit) SS.

This record was acknowledged before me on this 31 day of October, 2025 by Sergio Ramos-Acero Jr. and ~~Ellen Ramos~~.

Kendra Mooney
 Notary Public for Washington
 My commission expires: 10-24-2028

NOTARY PUBLIC
 STATE OF WASHINGTON
 KENDRA MOONEY
 License Number 20117295
 My Comm. Exp. 10-24-2028

EXHIBIT "A"
LEGAL DESCRIPTION TO STATUTORY WARRANTY DEED

Lot 59, "ROSEWOOD P.U.D. PHASE 1," as per plat recorded on February 14, 2000, under Auditor's File No. 200002140086, records of Skagit County, Washington.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.