

202601230145

01/23/2026 03:18 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:
Grey Bautisto Tengco
2312 East Division Street Apt C
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260195
Jan 23 2026
Amount Paid \$8761.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

Chicago Title
620060403

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620060403

STATUTORY WARRANTY DEED

THE GRANTOR(S) Elvia M Herrera Castellanos, an unmarried person
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Grey Bautisto Tengco, an unmarried person and Arfil Bryan
Lontoc, an unmarried person and Jan Michael Lontoc, an unmarried person

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

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

Abbreviated Legal: (Required if full legal not inserted above.)

PTN OF LTS 26 & 27, PLAT OF LOGAN CREEK P.U.D.

Tax Parcel Number(s): P81404 / 4397-000-027-0002

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 1-16-26

E.H
Elvia M. Herrera Castellanos
Elvia M Herrera Castellanos

State of Washington
County of Snohomish

This record was acknowledged before me on 1-16-2026 by Elvia M Herrera Castellanos.

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

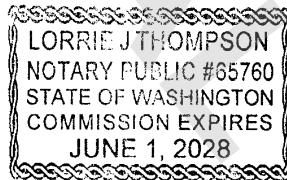


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P81404 / 4397-000-027-0002

LOT 27, PLAT OF LOGAN CREEK P.U.D., ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 12 OF PLATS, PAGES 56 AND 57, RECORDS OF SKAGIT COUNTY, WASHINGTON. EXCEPT THE NORTHERLY 2.10 FEET;
TOGETHER WITH THE NORTHERLY 5.57 FEET OF LOT 26, PLAT OF LOGAN CREEK P.U.D.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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 the Plat of LOGAN CREEK P.U.D.:

Recording No: 7905020014

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Mount Vernon, Washington, a municipal corporation of Skagit County, State of Washington
Purpose: Sewer line
Recording Date: October 15, 1974
Recording No.: 808876
Affects: The exact location and extent of said easement is undisclosed of record

3. 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: October 24, 1980
Recording No.: 8010240039

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 17, 1984
Recording No.: 8405170054

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 11, 1986
Recording No.: 8603110028

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

5. Assessments, if any, levied by Mt Vernon.

6. City, county or local improvement district assessments, if any.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 11/20/25
between Grey Bautisto Tengco Arfil Bryan Lontoc Jan Michael Lontoc ("Buyer")
Buyer Buyer Buyer
and Elvia M Castellanos ("Seller")
Seller Seller
concerning 308 N 23rd St Mount Vernon WA 98273 (the "Property")
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentication
Grey B. Tengco 11/20/2025
Buyer Date

Authentication
Elvia M Castellanos 10/02/2025
Seller Date

Authentication
Arfil B. Lontoc 11/20/2025
Buyer Date

Authentication

Seller Date

Authentication
JmLontoc 11/20/25