

202601280058

01/28/2026 12:36 PM Pages: 1 of 3 Fees: \$305.50  
Skagit County Auditor, WA

**When recorded return to:**

Brook Leslie Ashcraft and Cristina Elise Ashcraft  
1087 Digby Road  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20260226

Jan 28 2026

Amount Paid \$15525.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Chicago Title  
620060435

Escrow No.: 620060435

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Kayalyn Stewart, and Victor H. Hurtado Pineda who acquired title as Victor H. Hurtado, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Brook Leslie Ashcraft and Cristina Elise Ashcraft, a married couple

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

LOT 5, "PLAT OF AUTUMN RIDGE," RECORDED DECEMBER 1, 1999, UNDER AUDITOR'S FILE NO. 199912010085, 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): P116319 / 4741-000-005-0000

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: Jan. 26-2026

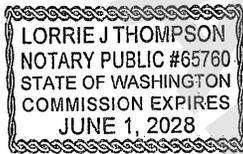
Kayalyn Stewart  
Kayalyn Stewart

Victor H Hurtado  
Victor H Hurtado

State of Washington  
County of SKAGIT

This record was acknowledged before me on 1-26-2026 by Kayalyn Stewart and Victor H Hurtado.

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



**EXHIBIT "A"**  
Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed  
Grantor: W.M. Lindsey and Emma S. Lindsey, husband and wife  
Recording Date: April 17, 1921  
Recording No.: Volume 44, Page 499  
NOTE: This exception does not include present ownership of the above mineral rights.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Puget Sound Energy, Inc.  
Purpose: Utility system for the transmission distribution and sale of gas and electricity  
Recording Date: June 18, 1999  
Recording No.: 9906180016  
Affects: Portion of said premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Puget Sound Energy, Inc.  
Purpose: Utility system for the transmission distribution and sale of gas and electricity  
Recording Date: July 6, 1999  
Recording No.: 9907060032  
Affects: Portion of said premises
4. 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 Autumn Ridge:  
Recording No: 199912010085
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. Assessments, if any, levied by Mt Vernon.
7. City, county or local improvement district assessments, if any.