

**When recorded return to:**  
Stephany A. Ayala-Cerna  
18137 State Route 9  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20260916  
Mar 31 2026  
Amount Paid \$11520.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620061531

**INSURED BY  
CHICAGO TITLE**  
620061531

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jorge Ayala and Gloria H. Cerna, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Stephany A. Ayala-Cerna, 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.)

TRACT C, SVY 9308180056; BEING PTN LTS1-18, BLK 26, AL BLK 27, PLAT OF THE TOWN OF MONTBORNE

Tax Parcel Number(s): P103871/4135-027-018-0201

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 3/26/2026

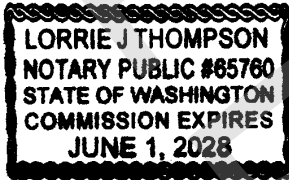
[Signature]  
Jorge Ayala

[Signature]  
Gloria H Cerna

State of Washington  
County of Ska g i t o

This record was acknowledged before me on 3-26-2026 by Jorge Ayala and Gloria H Cerna.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 6-1-2026



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P103871/4135-027-018-0201**

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TRACT C OF THAT CERTAIN RECORD OF SURVEY ENTITLED, MONTBORNE HEIGHTS (REVISED), RECORDED AUGUST 18, 1993, IN VOLUME 14 OF SURVEYS, PAGES 165 AND 166, UNDER AUDITOR'S FILE NO. 9308180056, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND BEING A PORTION OF LOTS 1 THROUGH 17, BLOCK 23; ALL OF BLOCK 24; LOTS 1 THROUGH 11, BLOCK 25;

LOTS 1 THROUGH 18, BLOCK 26, AND ALL OF BLOCK 27, PLAT OF THE TOWN OF MONTBORNE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THOSE PORTIONS OF VACATED STREET AND ALLEY ADJACENT TO SAID LOTS AND BLOCKS WHICH HAVE REVERTED TO SAID PREMISES BY OPERATION OF LAW.

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 Montborne Heights:

Recording No: 9308180056

2. 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: August 24, 1993  
Recording No.: 9308240005

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 22, 1994  
Recording No.: 9404220057

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 8, 1995  
Recording No.: 9505080075

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 5, 1996  
Recording No.: 9602050083

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 28, 1996  
Recording No.: 9603280081

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 31, 2005  
Recording No.: 200501310276

**EXHIBIT "B"**Exceptions  
(continued)

3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Montborne Heights Homeowners Association  
Recording Date: August 24, 1993  
Recording No.: 9308240005

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

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: October 21, 1993  
Recording No.: 9310210073  
Affects: Portion of said premises

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

Granted to: Skagit County Sewer District No. 2  
Purpose: Sewer lines  
Recording Date: February 25, 1994  
Recording No.: 9402250102  
Affects: Portion of said premises

Release of Lien Claim, and the terms and conditions thereof:

Recording Date: August 4, 2008  
Recording No.: 200804170067

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

Granted to: Public utilities District NO. 1 of Skagit County  
Purpose: Water lines  
Recording Date: April 12, 1994  
Recording No.: 9404120118  
Affects: Portion of said premises

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

Granted to: Skagit County Sewer District No. 2  
Purpose: Sewer Lines  
Recording Date: October 19, 1994

**EXHIBIT "B"**

Exceptions  
(continued)

Recording No.: 9410190052  
Affects: Portion of said premises

8. Pay-Back Agreement, and the terms and conditions thereof:

Recording Date: October 19, 1994  
Recording No.: 9410190052

9. Agreement and the terms and conditions thereof:

Recording Date: July 1, 1997  
Recording No.: 9707010069  
Affects: Portion of said premises

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