

202607020027

07/02/2026 11:17 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

When recorded return to:

Bruno Mendoza Gonzalez and Elizabeth Zuniga-Flores
14070 River Bend Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20262086

Jul 02 2026

Amount Paid \$6405.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 26-26454-TB

THE GRANTOR(S) **LEGRO PROPERTIES, LLC**, a Washington Limited Liability Company

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 3 and the North Half of Lot 4, Block 4, **FAIR ADDITION TO MOUNT VERNON**, according to the Plat thereof recorded in Volume 4 of Plats, Page 14, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated legal description: Property 1:

Lot 3 & N 1/2 Lot 4, Block 4, **FAIR ADDITION TO 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): P52801/3720-004-004-0001

Statutory Warranty Deed
LPB 10-05

Order No.: 26-26454-TB

Page 1 of 3

Dated: 7-01-2026

LEGRO PROPERTIES, LLC, a Washington Limited Liability Company

By: Denny D. Legro
Denny D. Legro, Managing Member

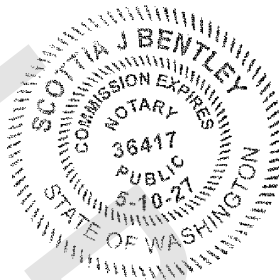
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 1st day of July, 2026, by Denny D. Legro, Managing Member of LEGRO PROPERTIES, LLC.

Scottia J Bentley
(Signature of notary public)
Stamp

Notary
(Title of office)

My commission expires: 05/10/27



Statutory Warranty Deed
LPB 10-05

Order No.: 26-26454-TB

Page 2 of 3

EXHIBIT A

26-26454-TB

Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Fair Addition to Mount Vernon recorded May 14, 1914 as Auditor's File No. Vol. 4 of Plats, Page 14.

End of Exhibit A