

202002280111

02/28/2020 01:29 PM Pages: 1 of 2 Fees: \$104.50  
Skagit County Auditor

AFTER RECORDING MAIL TO:

Jose S. Perez and Kristina Marie Perez  
808 N 15th Street  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2020-144  
FEB 28 2020

Amount Paid \$ 41165.00  
Skagit Co. Treasurer  
By *MJ* Deputy

Filed for Record at Request of:  
First American Title Insurance Company

Space above this line for Recorders use only  
GUARDIAN NORTHWEST TITLE CO.

19-3876

**STATUTORY WARRANTY DEED**

File No: **4221-3390650 (SR)**

Date: **February 22, 2020**

Grantor(s): **Estate of Heidi K. Nichols**  
Grantee(s): **Jose S. Perez and Kristina Marie Perez**  
Abbreviated Legal: **LT 16, BLK 1, Mount Vernon Heights ADD**  
Additional Legal on page:  
Assessor's Tax Parcel No(s): **P53875**

**THE GRANTOR(S) Philip Nichols, Administrator of the Estate of Heidi K. Nichols, deceased** for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Jose S. Perez and Kristina Marie Perez, a married couple**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

**LEGAL DESCRIPTION:** Real property in the County of Skagit, State of Washington, described as follows:

**Lot 16, Block 1, "MOUNT VERNON HEIGHTS ADDITION, MOUNT VERNON, WASHINGTON"** as per plat recorded in Volume 5 of Plats at Page 47, in the records of Skagit County, State of Washington.

**Situate in County of Skagit, State of Washington.**

Subject To: 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.

