

RETURN ADDRESS

Wells Fargo Bank, N.A.
Final Docs N9408-041
2701 Wells Fargo Way
Minneapolis, MN 55467

Document Title(s)

Manufactured Home Affidavit of Affixation

Reference Numbers(s) of related documents

Additional Reference #=s on page

Grantor(s) (Last, First and Middle Initial)

Ibanez, Vicente R

Velasquez, Gabina H

Additional grantors on page

Grantee(s) (Last, First and Middle Initial)

Wells Fargo Bank, N.A.

Additional grantees on page

Legal Description (abbreviated form: i.e. lot, block, plat or section, township, range, quarter/quarter)

Sec 24, TWN 35N, RNG 4E-SWSW

Additional legal is on page

Assessor's Property Tax Parcel/Account Number

P110453

Additional parcel #=s on page

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

MANUFACTURED HOME AFFIDAVIT OF AFFIXATION

Record and Return by Mail to:
Wells Fargo Bank, N.A.
FINAL DOCS N9408-041
2701 Wells Fargo Way
Minneapolis, MN 55467

This Instrument Prepared by:
Ghandy Bartolo Garcia
FINAL DOCS N9408-041
2701 Wells Fargo Way
Minneapolis, MN 55467

ATTENTION COUNTY CLERK: This instrument covers goods that are or are to become fixtures on the Land described herein and is to be filed for record in the records where conveyances of real estate are recorded.

[type the name of each Homeowner signing this Affidavit]:

Vicente Racinez Ibanez, a single person; Gabina Hernandez Velasquez, a single person

being duly sworn, on his or her oath state as follows:

1. Homeowner owns the manufactured home ("Home") described as follows:

New or Used:	Used
Year:	2005
Manufacturer's Name:	HOMEBUILDERS
Model Name or Model Number:	NORTHWEST 642963
Length x Width:	64 x 27
Serial Number:	2963 2963 2963

HCFG-00628

Manufactured Home Affidavit of Affixation

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2. The Home was built in compliance with the federal Manufactured Home Construction and Safety Standards Act.
3. If the Homeowner is the first retail buyer of the Home, Homeowner is in receipt of (i) the manufacturer's warranty for the Home, (ii) the Consumer Manual for the Home, (iii) the Insulation Disclosure for the Home, and (iv) the formaldehyde health notice for the Home.
4. The Home is or will be located at the following "Property Address": 1106 Rita ST, SEDRO WOOLLEY, WA 98284
5. The legal description of the Property Address ("Land") is: Legal Description is attached hereto and made a part hereof:
6. The Homeowner is the owner of the Land or, if not the owner of the Land, is in possession of the real property pursuant to a lease in recordable form, and the consent of the lessor is attached to this Affidavit.
7. The Home is shall be anchored to the Land by attachment to a permanent foundation, constructed in accordance with applicable state and local building codes and manufacturer's specifications in a manner sufficient to validate any applicable manufacturer's warranty, and permanently connected to appropriate residential utilities (e.g., water, gas, electricity, sewer) ("Permanently Affixed"). The Homeowner intends that the Home be an immoveable fixture and a permanent improvement to the Land.
8. The Home shall be assessed and taxed as an improvement to the Land.
9. Homeowner agrees that as of today, or if the Home is not yet located at the Property Address, upon the delivery of the Home to the Property Address:
 - (A) All permits required by governmental authorities have been obtained;
 - (B) The foundation system for the Home was designed by an engineer to meet the soil conditions of the Land. All foundations are constructed in accordance with applicable state and local building codes, and manufacturer's specifications in a manner sufficient to validate any applicable manufacturer's warranty;
 - (C) The wheels, axles, tow bar or hitch were removed when the Home was, or will be, placed on the Property Address; and
 - (D) The Home is (i) Permanently Affixed to a foundation, (ii) has the characteristics of site-built housing, and (iii) is part of the Land.
10. If the Homeowner is the owner of the Land, any conveyance or financing of the Home and the Land shall be a single transaction under applicable state law.
11. Other than those disclosed in this Affidavit, the Homeowner is not aware of (i) any other claim, lien or encumbrance affecting the Home, (ii) any facts or information known to the Homeowner that could reasonably affect the validity of the title of the Home or the existence or non-existence of security interests in it.
12. A Homeowner shall initial only one of the following, as it applies to title to the Home:



Acknowledgment

State of Washington

County of Skagit

This record was acknowledged before me on 09/01/2021
by Vicente Racinez Ibanez and Gabina Hernandez Velasquez.

[Signature]
Notary Public in and for the State of Washington

Susana J. Riffe

Residing at

1511 Riverside Dr. Mount Vernon, WA 98273

Notary Public
State of Washington
Susana J Riffe
Commission No. 21001313
Commission Expires 10-07-2024



LEGAL DESCRIPTION

Property Address: 1106 Rita Street, Sedro-Woolley, WA 98284
Tax Parcel Number(s): PI 10453

Property Description:

Lot 2, SEDRO-WOOLLEY SHORT PLAT NO. SW 08-96, approved November 25, 1996, and recorded December 4, 1996, in Volume 12 of Short Plats, page 163, under Auditor's File No. 9612040048, records of Skagit County Washington; being a portion of the Southwest Quarter of the Southwest Quarter of Section 24, Township 35 North, Range 4 East of the Willamette Meridian;

EXCEPT that portion conveyed to Beverly M. Pinneke on December 18, 1996 under Auditor's File No. 9612180056, records of Skagit County, Washington described as follows:

That portion of the Southwest Quarter of the Southwest Quarter of Section 24, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of that certain tract described in deed to Patrick and Julie Ward, under Auditor's File No. 690314, records of Skagit County, Washington;
thence South 00°22'13" East along the Southerly prolongation of the West line of said Ward Tract, a distance of 4.68 feet;
thence North 86°06'45" East a distance of 102.68 feet to the Southeast corner of said Ward Tract;
thence South 88°43'36" West along the South line of said Ward Tract a distance of 102.50 feet to the point of beginning;

ALSO EXCEPT that portion conveyed to Virgil E. Felton and Virginia Felton on December 18, 1996, under Auditor's File No. 9612180055, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of that certain tract described in deed to Virgil E. and Virginia L. Felton, recorded under Auditor's File No. 756179, records of Skagit County Washington;
thence South 00°22'13" East along the Southerly prolongation of the East line of said Felton Tract a distance of 4.68 feet;
thence South 85°06'45" West a distance of 22.53 feet to the West line of Lot 2 of Short Plat No. SW 08-96, recorded in Volume 12 of Short Plats, page 163, under Auditor's File No. 9612040043, records of Skagit County, Washington;
thence North 00°22'13" West along the West line of said Lot 2 a distance of 5.71 feet to a point on the South line of said Felton Tract;
thence North 88°43'36" East along the South line thereof a distance of 22.49 feet to the point of beginning.

Situated in Skagit County, Washington.