



202212150059

12/15/2022 01:41 PM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

When recorded return to:

Edgar Mendoza, Elizabeth Kazadayev, and Diego Jauregui  
110 Claremont Place  
Mount Vernon, WA 98274

DEC 15 2022  
2022 4909  
Amount Paid \$ 7,045.00  
Skagit Co. Treasurer  
By *bm* Deputy

GNW 22-16617

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jon Shaughnessy, as his separate estate

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Edgar Mendoza, an unmarried person, Elizabeth Kazadayev, an unmarried person, Diego Jauregui, an unmarried person

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Property 1: Lot 20, Johnson & Follman's Addn.

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 "B" attached hereto

Tax Parcel Number(s): P53364

Dated: 12/13/2022

*[Signature]*  
Jon Shaughnessy

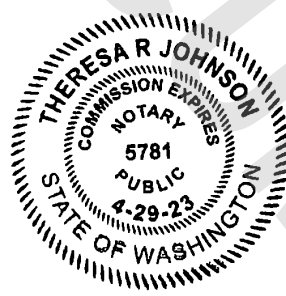
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 13<sup>th</sup> day of December, 2022 by Jon Shaughnessy.

*[Signature]*  
Signature

Notary  
Title

My commission expires: 4-29-23



Statutory Warranty Deed  
LPB 10-05

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 110 Claremont Place, Mount Vernon, WA 98274  
Tax Parcel Number(s): P53364

Property Description:

Lot 20, JOHNSON & FOLLMAN'S FIRST ADDITION , MOUNT VERNON, according to the plat thereof recorded in Volume 7 of Plats, pages 87 and 88, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Statutory Warranty Deed  
LPB 10-05

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**EXHIBIT B**

22-16617-TJ

1. 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 Johnson & Follman's First Addition recorded July 10, 1958 as Auditor's File No. 567631.

Statutory Warranty Deed  
LPB 10-05

Order No.: 22-16617-TJ

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