

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237016
Jun 23 2023
Amount Paid \$6621.80
Skagit County Treasurer
By Kaylee Oudman Deputy

When recorded return to:

Riley Cruz
3099 Behme Road
Custer, WA 98240

GNW 23-17902

STATUTORY WARRANTY DEED

THE GRANTOR(S) David L. Sjogren, Personal Representative of Estate of Gordon R. Sjogren deceased, 11773 Bayview Edison Road, Mount Vernon, WA 98273,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Riley Cruz, 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 5, Block 1, Mount Vernon Heights 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): P53863

Dated: June 23, 2023

Estate of Gordon R. Sjogren

By: David L. Sjogren, Personal Representative
David L. Sjogren, Personal Representative

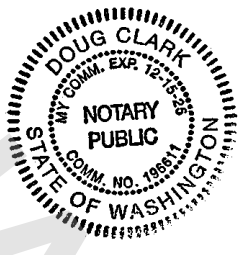
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 23rd day of June, 2023 by David L. Sjogren, Personal Representative of Estate of Gordon R. Sjogren.

Doug Clark
Signature

Notary Public
Title

My commission expires: 12-15-25



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 729 North 16th Street, Mount Vernon, WA 98273
Tax Parcel Number(s): P53863

Property Description:

Lot Five (5), Block One (1), of Mount Vernon Heights Addition, as per plat recorded in Volume Five (5) of Plats, Page Forty-Seven (47) of records of Skagit County, Washington.

EXHIBIT B

23-17902-KH

10. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin, recorded on February 20, 1947 as Auditor's File No. 401191.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

11. RESTRICTIVE COVENANTS CONTAINED IN DEEDS COVERING OTHER LOTS IN SAID ADDITION DEEMED TO BE PART OF A GENERAL PLAN FOR SAID SUBDIVISION AND ENFORCEABLE AS TO ALL LOTS AND AGAINST ALL SUBSEQUENT OWNERS OF LOTS THEREIN, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: May 1, 1948

Auditor's No.: 417681

As Follows:

"No temporary building or outbuilding to be used for business or commercial purposes shall ever be erected or caused to be erected on said property; no dwelling costing less than \$7,500.00 shall be erected thereon nor shall any dwelling or part of such dwelling be built or constructed within less than 25 feet from the inside sidewalk line as established."

12. 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 Mount Vernon Heights Addition recorded on August 20, 1946 as Auditor's File No. 394887.

23-4-00165-29
LTRTS 6
Letters Testamentary
14202103



**SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY**

FILED
Skagit County Clerk
Skagit County, WA
03/27/2023

Estate of GORDON R SJOGREN:	No. 23-4-00165-29 LETTERS TESTAMENTARY
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I. BASIS

- 1.1 The last will of GORDON R SJOGREN late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on March 27, 2023.
- 1.2 In that will DAVID L SJOGREN is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT DAVID L SJOGREN is authorized by this court to execute the will of the above decedent according to law.

DATED 03/27/2023.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Kayla Irons, Deputy Clerk

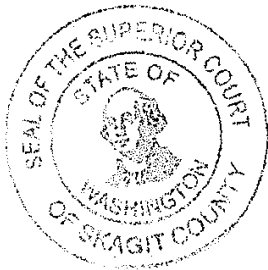
III. CERTIFICATE OF COPY

STATE OF WASHINGTON |
COUNTY OF SKAGIT | ss

I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case, which was entered of record on March 27, 2023.

I further certify that these letters are now in full force and effect.

DATED: 3/29/23



MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY 
Deputy Clerk