

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237999

Sep 08 2023

Amount Paid \$7205.00

Skagit County Treasurer

By Lena Thompson Deputy

When recorded return to:

Marcos Martinez Lara, Mario Martinez-Santiago, and Rosa Martinez-Lara
442 Spring Lane
Sedro-Woolley, WA 98284

GNW 23-19074

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brandon James Mahoney, as his separate estate and Brittney Morgan Mahoney, wife of Brandon James Mahoney as to any marital interest she may have, 17193 River Rock Road, Mount Vernon, WA 98274,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Marcos Martinez Lara, an unmarried person, and Mario Martinez-Santiago and Rosa Martinez-Lara, a married couple

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

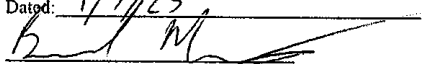
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

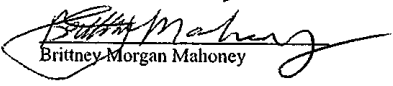
Abbreviated legal description: Property 1:
Lot 29, Spring Meadows, Div. II

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): P116074

Dated: 9/7/23


Brandon James Mahoney


Brittney Morgan Mahoney

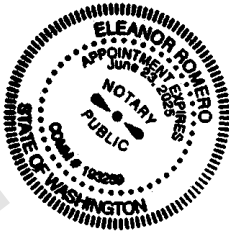
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 7th day of September, 2023 by Brandon James Mahoney and
Brittney Morgan Mahoney.

Eleanor Romero
Signature

Notary
Title

My commission expires: 6/23/2025



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 442 Spring Lane, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P116074

Property Description:

Lot 29, "Plat of Spring Meadows, Division II", according to the plat thereof, recorded in Volume 17 of Plats, Pages 75 and 76, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT B

23-19074-KH

9. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Vine Street Group, LLC, dated March 2, 1999, recorded March 4, 1999 as Auditor's File No. 9903040085.

10. Above covenants, conditions and restrictions were amended on March 26, 1999, May 20, 1999, July 6, 2000, August 11, 2006 and November 15, 2006 and recorded April 15, 1999, May 25, 1999, July 24, 2000, August 28, 2006 and December 7, 2006 as Auditor's File No's. 99004150048, 9905250019, 200007240001, 200608280166 and 200612070087.

11. Terms and conditions of By-Laws, dated March 26, 1999, recorded April 15, 1999 as Auditor's File No. 9904150047.

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 Plat of Spring Meadows-Division II, recorded June 22, 1999 as Auditor's File No. 9906220076.

13. Easement, including terms and provisions thereof affecting a portion of subject property for the purpose of water lines and related facilities, in favor of Public Utility District No. I of Skagit County, dated January 10, 2002, recorded January 30, 2002 as Auditor's File No. 200201300062.

14. Regulatory notice/agreement regarding Annexation that may include covenants, conditions and restrictions affecting the subject property, recorded January 26, 1994, as Auditor's File No. 9401260022.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.