

**When recorded return to:**  
Joseph Guadagnoli  
214 North Laventure Road  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20249886  
Mar 14 2024  
Amount Paid \$5605.00  
Skagit County Treasurer  
By BELEN MARTINEZ Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620055669

**CHICAGO TITLE**  
620055669

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Adalberto Magana and Ana Maria Mendoza, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Joseph Guadagnoli, an unmarried person

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

PTN TRACT 8, "ASSESSOR'S PLAT OF PURCELL'S TRACTS"

Tax Parcel Number(s): P54869 / 3770-000-008-0004

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 3-11-24

Adalberto Magana  
Adalberto Magana

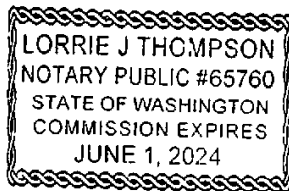
Ana Maria Mendoza  
Ana Maria Mendoza

State of Washington

County of SKagit

This record was acknowledged before me on March 11, 2024 by Adalberto Magana and Ana Maria Mendoza.

Lorrie J Thompson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 6-1-2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P54869 / 3770-000-008-0004**

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TRACT 8, "ASSESSOR'S PLAT OF PURCELL'S TRACTS", ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 105, RECORDS OF SKAGIT COUNTY, WASHINGTON;  
EXCEPT THE WEST 10 FEET THEREOF DEEDED TO THE CITY OF MOUNT VERNON, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 8706040057.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Assessor's Plat of Purcell's Tracts:

Recording No: 743016

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successors or assigns  
Purpose: Water lines  
Recording Date: July 13, 1955  
Recording No.: 520831  
Affects: Portion of said premises and other property

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company, a Washington corporation  
Purpose: Electric transmission and/or distribution line  
Recording Date: April 5, 1991  
Recording No.: 9104050073  
Affects: Portion of said premises

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. Assessments, if any, levied by Mt Vernon.
6. City, county or local improvement district assessments, if any.
7. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2024  
Tax Account No.: P54869 / 3770-000-008-0004  
Levy Code: 0930  
Assessed Value-Land: \$177,500.00  
Assessed Value-Improvements: \$141,300.00

**EXHIBIT "B"**  
Exceptions  
(continued)

|                            |            |
|----------------------------|------------|
| General and Special Taxes: |            |
| Billed:                    | \$3,261.99 |
| Paid:                      | \$0.00     |
| Unpaid:                    | \$3,261.99 |