

When recorded return to:

Juan Beltran-Cano and Ivett Zavala Gonzalez  
14251 River Bend Road  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20249929

Mar 18 2024

Amount Paid \$8583.00

Skagit County Treasurer  
By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

Guardian NW Title 24-20072-KH

THE GRANTOR(S) **Richard Albert Ruiz, an unmarried man**, 4205 East College Way, Mount Vernon, WA 98273,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Juan Beltran Cano, an unmarried person, and Ivett Zavala Gonzalez, an unmarried person**

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

Lots 3, 4 and 5, Block 24, PLAT OF THE SOUTHERN ADDITION TO MT. VERNON, according to the plat thereof recorded in Volume 2 of Plats, Page 110, records of Skagit County, Washington;

EXCEPT the South 5 feet of said Lot 5;

AND EXCEPT from the remainder the East 79 feet, as measured along the South line thereof.

Situated in Skagit County, Washington.

Abbreviated legal description: Property 1:

Ptn. Lots 3-5, Block 24, PLAT OF THE SOUTHERN ADDITION TO MT. VERNON

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 "A" attached hereto

Tax Parcel Number(s): P117506/3758-024-010-0500

Statutory Warranty Deed  
LPB 10-05

Order No.: 24-20072-KH

Page 1 of 3

Dated: 3-12-24

Richard Ruiz  
Richard Albert Ruiz

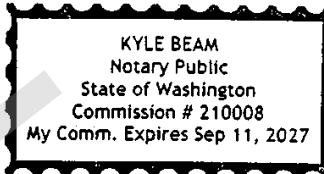
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 12 day of March, 2024 by Richard Albert Ruiz.

Kyle Beam  
Signature

Notary  
Title

My commission expires: 9-11-27



**EXHIBIT A**

24-20072-KH

9. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Southern Addition to Mount Vernon  
Recorded: January 12, 1891  
Auditor's No.: Volume 2 of Plats, Page 110

10. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded November 16, 2000 under Auditor's File No. 200011160030.

**End of Exhibit A**