

202406250046

06/25/2024 03:45 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:
Ana V. Arellano Oseguera
319 Widnor Drive
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241097
Jun 25 2024
Amount Paid \$6245.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620056231

CHICAGO TITLE
620056231

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tracy L. Carpenter, an unmarried person as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Ana V. Arellano Oseguera, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 30, WIDNOR DRIVE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9
OF PLATS, PAGE 104, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P54908 / 3771-000-030-0013

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 6/14/24

Tracy L. Carpenter
Tracy L. Carpenter

State of WASHINGTON

County of SKAGIT

This record was acknowledged before me on June 14, 2024 by Tracy L. Carpenter.

Lorrie J. Thompson
(Signature of notary public)

Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

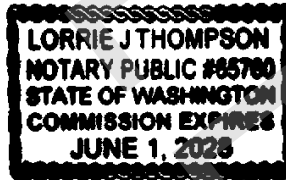


EXHIBIT "A"
Exceptions

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 Plat of Widnor Drive:

Recording No: 742849

2. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: November 8, 1976

Recording No.: 845623

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. Assessments, if any, levied by Mt Vernon.
5. City, county or local improvement district assessments, if any.

