

202412240038

12/24/2024 09:53 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

When recorded return to:

Alexander Cardenas and Jose Ma Cardenas
1503 Riverside Drive
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20243380
Dec 23 2024
Amount Paid \$10096.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Washington Federal Bank, a Washington State-chartered commercial bank, who acquired title as Washington Federal Savings and Loan Association, 425 Pike Street, Seattle, WA 98101.

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Alexander Cardenas, a married person, and Jose Ma Cardenas, a married man, each as their separate estate

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:
Section 18, Township 34 North, Range 4 East - NE SE

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): P26291

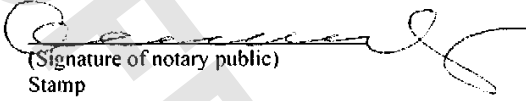
Dated: December 16, 2024

Washington Federal Bank, a Washington State-chartered commercial bank Inc., a Washington Corporation

By: Ricka Gerstmann
Ricka Gerstmann, Vice President, Special Assets Officer

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 16 day of December, 2024 by Ricka Gerstmann, Vice President, Special Assets Officer of Washington Federal Bank, a Washington State-chartered commercial bank as Vice President, Special Assets Officer of Washington Federal Bank, a Washington State-chartered commercial bank.


(Signature of notary public)

Stamp

Notary Public
(Title of office)

My commission expires: 1/19/25

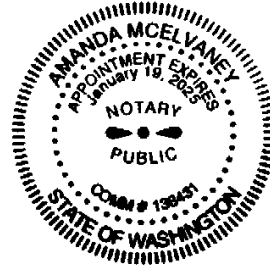


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1503 Riverside Drive, Mount Vernon, WA 98273
Tax Parcel Number(s): P26291

Property Description:

That portion of the Northeast ¼ of the Southeast ¼ of Section 18, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of said subdivision; thence South 0°40'30" West along the East line of said subdivision, a distance of 560.00 feet; thence South 88°43'58" West, a distance of 30.02 feet to the true point of beginning of this description; thence South 0°40'30" West, a distance of 110.06 feet; thence South 88°43'58" West, a distance of 224.07 feet; thence North 0°40'30" East, a distance of 110.06 feet; thence North 88°43'58" East, a distance of 224.07 feet to the true point of beginning of this description.

Also known as Tract "A", of Short Plat No. MV-9-75 approved July 21, 1975.

EXHIBIT B

24-21859-KH

9. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington
Recorded: November 22, 1947
Auditor's No. 411479
Purpose: Highway Slopes and Sidewalk
Areas Area Affected: Portion of subject property

10. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon
Recorded: June 30, 1959
Auditor's No. 582577
Purpose: Sewer line
Area Affected: Portion of subject property and other property

11. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Recorded: April 3, 1973
Auditor's No. 782911
Purpose: Pipeline
Area Affected: Portion of subject property

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:

Name: Short Plat No. MV-9-75 Recorded: July 24, 1975 Auditor's No.: 821066

13. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon
Recorded: July 16, 1993
Auditor's No. 9307160070
Purpose: Sewer line
Area Affected: Portion of subject property

14. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Horizon Bank Inc.
And: Skagit Mall 90 Association
Recorded: February 24, 1993
Auditor's No. 9308030005
Regarding: Underground Utility Easement and Amendment to Restrictive Covenant