

202501230227

01/23/2025 04:06 PM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor, WA

RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE

2402915

After Recording Return To:
Pedro Espinoza Escobar, et al
5101 Tenneson Road
Sedro Woolley, WA 98284

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20250177
Date 01/22/2025

COVER PAGE FOR WASHINGTON DEEDS

Type of Document to be Recorded: QUITCLAIM DEED

Grantor: Agustin Gonzalez, an unmarried man and Isabel Espinoza, an unmarried woman, and Pedro Espinoza Escobar, a married man, joined by his spouse Ana Isabel Espinoza

Grantor's Mailing Address: 5101 Tenneson Road, Sedro Woolley, WA 98284

Grantee: Pedro Espinoza Escobar, a married man as his sole and separate property, and Isabel Espinoza, an unmarried woman, and Agustin Gonzalez, an unmarried man

Grantees Mailing Address: 5101 Tenneson Road, Sedro Woolley, WA 98284

Legal Description (abbreviated): TR. 10, SURVEY AF#800321 (PTN NE 1/4, 31-36-5 E W.M)

Assessor's Property Tax Parcel Account Number(s): P51193

Prior Recorded Doc. Ref.: Deed: Recorded May 3, 2024, Doc. No. 202405030072

RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE

2402915

After Recording Return To:
Pedro Espinoza Escobar, et al
5101 Tenneson Road
Sedro Woolley, WA 98284

Assessor's Parcel Number: P51193

QUITCLAIM DEED

Agustin Gonzalez, an unmarried man and Isabel Espinoza, an unmarried woman, and Pedro Espinoza Escobar, a married man, joined by his spouse Ana Isabel Espinoza, the GRANTOR,

Whose current address is 5101 Tenneson Road, Sedro Woolley, WA 98284

FOR and in consideration of TEN AND NO/100 DOLLARS (\$10.00), in hand paid, conveys and quitclaims to

Pedro Espinoza Escobar, a married man as his sole and separate property, and Isabel Espinoza, an unmarried woman, and Agustin Gonzalez, an unmarried man, the GRANTEE,

Whose current address is 5101 Tenneson Road, Sedro Woolley, WA 98284

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

(5.0300 AC) THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 87-20-58 WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1322.00 FEET; THENCE SOUTH 1- 08-36 WEST, A DISTANCE OF 330.00 FEET; THENCE SOUTH 87-20-58 EAST, A DISTANCE OF 1322.00 FEET TO THE EAST LINE OF SAID SUBDIVISION; THENCE NORTH 1-08-36 EAST ALONG SAID EAST LINE, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING; EXCEPTING THE EAST 661 FEET THEREOF (ALSO KNOWN AS TRACT 10 OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 800321)

AND more commonly known as: 5101 Tenneson Road, Sedro Woolley, WA 98284

Prior Recorded Doc. Ref.: Deed: Recorded May 3, 2024, Doc. No. 202405030072

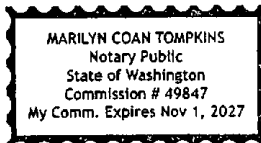
When the context requires, singular nouns and pronouns, include the plural.

Dated July 1, 2024
Agustin GonzalezSTATE OF WACOUNTY OF Skaagit ss

On this day personally appeared before me Agustin Gonzalez to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

NOTARY STAMP/SEAL

Given under my hand and official seal of office this
1st day of July, A.D.,
2024.


NOTARY PUBLICMY Commission Expires: 11/01/2027

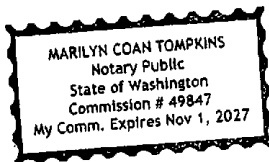
Residing at: 2910 Carpenter St
MT Vernon, WA 98274

Dated July 1, 2024Isabel E
Isabel EspinozaSTATE OF WACOUNTY OF S King ss

On this day personally appeared before me Isabel Espinoza, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

NOTARY STAMP/SEAL

Given under my hand and official seal of office this
1st day of July, A.D.,
2024.

Marilyn Coan Tompkins
NOTARY PUBLICMY Commission Expires: 11/01/2027

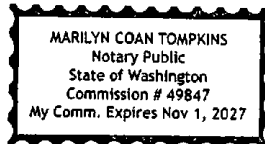
Residing at: 2410 Carpenter St
Mount Vernon, WA 98274

Dated July 1, 2024Pedro Espinoza Escobar
Pedro Espinoza EscobarSigned In Counterpart
Ana Isabel EspinozaSTATE OF WACOUNTY OF Ska g i T ss

On this day personally appeared before me Pedro Espinoza Escobar and Ana Isabel Espinoza, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

NOTARY STAMP/SEAL

Given under my hand and official seal of office this
1st day of July, A.D.,
2024.

Marilyn Coan Tompkins
NOTARY PUBLICMY Commission Expires: 11/01/2027

Residing at: 2412 Carpenter St
Mount Vernon, WA 98274

Dated 6/30/2024, 20__Signed In Counterpart
Pedro Espinoza EscobarAna I Espinoza
Ana Isabel EspinozaSTATE OF ArizonaCOUNTY OF Santa Cruz ss

On this day personally appeared before me Pedro Espinoza Escobar and Ana Isabel Espinoza, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

NOTARY STAMP/SEAL

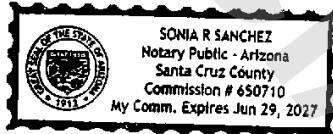
Given under my hand and official seal of office this
30 day of June, A.D.,
2024.SRS
NOTARY PUBLICMY Commission Expires: June 29, 2027Residing at: 1125 E. State STSedro Woolly, Wa. 98284

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

(5.0300 AC) THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 87-20-58 WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1322.00 FEET; THENCE SOUTH 1-08-36 WEST, A DISTANCE OF 330.00 FEET; THENCE SOUTH 87-20-58 EAST, A DISTANCE OF 1322.00 FEET TO THE EAST LINE OF SAID SUBDIVISION; THENCE NORTH 1-08-36 EAST ALONG SAID EAST LINE, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING; EXCEPTING THE EAST 661 FEET THEREOF (ALSO KNOWN AS TRACT 10 OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 800321)

Parcel ID: P51193

Commonly known as 5101 Tenneson Rd, Sedro Woolley, WA 98284 However, by showing this address no additional coverage is provided

ABBREVIATED LEGAL: TR. 10, SURVEY AF#800321 (PTN NE 1/4, 31-36-5 E W.M)