202603030075
03/03/2026 03:11 PM Pages: 1 of 4 Fees: $306.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:
Saul Ponce Mendoza and Mayra Ruiz Garcia
415 S 28th Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260615
Mar 03 2026
Amount Paid $8761.00
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

CHICAGO TITLE
620060792

Escrow No.: 620060792

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jasmine Rosario, an unmarried person

for and in consideration of Ten And No/100 Dollars ($10.00) , and other valuable consideration in hand paid, conveys and warrants to Saul Ponce Mendoza and Mayra Ruiz Garcia, a married couple

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.)

LT 17, PLAT OF EASTMONT

Tax Parcel Number(s): P106560 / 4637-000-017-0006

Subject to:

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

UNOFFICIAL DOCUMENT

STATUTORY WARRANTY DEED
(continued)

Dated: 2/26/26

Jasmine Rosario

State of Washington

County of Skagit

This record was acknowledged before me on February 26, 2026 by Jasmine Rosario.

(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 7-25-28

JENNIFER BRAZIL
Notary Public
State of Washington
Commission # 187468
My Comm. Expires Jul 25, 2028

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P106560 / 4637-000-017-0006

LOT 17, PLAT OF EASTMONT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE(S) 199 THROUGH 201, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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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 Plat of Eastmont:

   Recording No: 9410110061

2. Covenants, conditions, restrictions and easements 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: October 27, 1994
   Recording No.: 9410270072

3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

   Imposed by: Eastmont Association
   Recording Date: October 27, 1994
   Recording No.: 9410270073

4. Terms and conditions of the City of Mount Vernon Ordinance;

   Recording Date: July 18, 1990
   Recording No.: 9007180053

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

6. Assessments, if any, levied by Mt Vernon.

7. City, county or local improvement district assessments, if any.