202608110026
08/11/2026 12:48 PM Pages: 1 of 3 Fees: $305.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:
Oscar Lozano Alvarez
332 Cambridge Loop
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20262571
Aug 11 2026
Amount Paid $13478.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:
Fidelity National Title
COMPANY OF WASHINGTON, INC.
2910 Colby Ave., Suite 100
Everett, WA 98201-4075

Chicago Title
620062919

Escrow No.: 611369869

STATUTORY WARRANTY DEED

THE GRANTOR(S) Stanley D. Wade and Coleen E. Wade, husband and wife

for and in consideration of Ten And No/100 Dollars ($10.00) and other good and valuable consideration
in hand paid, conveys and warrants to Oscar Lozano Alvarez, an unmarried ~~person~~ man

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.)
~~Lot(s) 4,2 Tax/Map ID(s):~~
PARCEL A - LT 4, MOUNT VERNON SPL NO. LU-05-078, REC. NO. 200609070075, BEING PTN LT 2,TIMBERLINE DIV. III
PARCEL B - PTN TR C, MOUNT VERNON SPL NO. MV-1-83, REC. NO. 830427013, BEING PTN SW1/4, SEC 22-34N-4E, W.M.
~~Tax Parcel Number(s): P125012 / 4460-000-002-0400, P133650/340422-3-004-0100,~~
P125012/4460-000-002-0400; P133650/340422-3-004-0100

Subject to:

1. RIGHTS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, AGREEMENTS, NOTES, DEDICATIONS, ENCROACHMENTS, AND EASEMENTS PRESENTLY OF RECORD.

UNOFFICIAL DOCUMENT

STATUTORY WARRANTY DEED
(continued)

Dated: August 5, 2026

Stanley D. Wade

Coleen E. Wade

State of WASHINGTON
County of SKAGIT
This record was acknowledged before me on AUGUST 5, 2026 by Stanley D Wade and Coleen E Wade.

(Signature of notary public)
Notary Public in and for the State of WASHINGTON
My commission expires: 08.27.2027

JANEILL BESECKER
Notary Public
State of Washington
Commission # 23024064
My Comm. Expires Aug 27, 2027

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P125012 / 4460-000-002-0400 and P133650 / 340422-3-004-0100

PARCEL A:
LOT 4, AS DELINEATED ON MOUNT VERNON SHORT PLAT NO. LU-05-078, APPROVED SEPTEMBER 1, 2006 AND RECORDED SEPTEMBER 7, 2006, UNDER AUDITOR'S FILE NO. 200609070075; BEING A PORTION OF LOT 2, "TIMBERLINE DIVISION III," AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 79, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

THAT PORTION OF TRACT "C" OF MOUNT VERNON SHORT PLAT NO. MV-1-83, APPROVED APRIL 26, 1983, RECORDED APRIL 27, 1983 IN BOOK 6 OF SHORT PLATS, PAGE 58, UNDER AUDITOR'S FILE NO. 8304270013, BEING A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "C" OF SHORT PLAT NO. MV-1-83, SAID POINT BEING ALSO THE SOUTHEAST CORNER OF LOT 5 AS DELINEATED ON SAID MOUNT VERNON SHORT PLAT NO. LU-05-078 APPROVED SEPTEMBER 1, 2006 AND RECORDED SEPTEMBER 7, 2006, UNDER AUDITOR'S FILE NO. 200609070075, BEING A PORTION OF LOT 2, "TIMBERLINE, DIVISION III", AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 79, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE N 1°45'39" E ALONG THE COMMON LINE BETWEEN SAID LOT 5 AND TRACT "C", A DISTANCE OF 121.25 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4 OF SAID SHORT PLAT NO. LU-05-078 AND THE TRUE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION; THENCE CONTINUING N 1°45'39"E ALONG THE COMMON LINE BETWEEN SAID TRACT "C" AND LOT 4, A DISTANCE OF 93.27 FEET: THENCE S 89°12'57" E ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID TRACT "C", A DISTANCE OF 113.56 FEET TO THE EAST LINE OF SAID TRACT "C"; THENCE S 0°22'09" W, ALONG THE EAST LINE OF SAID TRACT "C", A DISTANCE OF 93.26 FEET, MORE OR LESS, TO A POINT AT THE INTERSECTION OF THE EASTERLY PROJECTION OF THE SOUTH LINE OF SAID LOT 4 AND THE EAST LINE OF SAID TRACT "C"; THENCE N 89°12'57" W, A DISTANCE OF 115.82 FEET TO THE TRUE POINT OF BEGINNING, AND CONTAINING 10,696 SQUARE FEET, MORE OR LESS.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

UNOFFICIAL DOCUMENT