

When recorded return to:

Johnny Valenzuela Linares and Mileny Sanchez
1418 Blackberry Drive
Mount Vernon, WA 98273

GNW 21-14025

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ranjit Kaur and Sandeep Kaur, each as their separate property, 9223 South 222nd Street, Kent, WA 98031,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Johnny Valenzuela Linares and Mileny Sanchez, a married couple

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:
Lot 4, Blackberry Meadows

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): P110827

Dated: 01/07/2022

Ranjit Kaur
Ranjit Kaur

Sandeep Kaur
Sandeep Kaur

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2022-82
Jan 07 2022
Amount Paid \$6965.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-14025-KH

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STATE OF WASHINGTON
COUNTY OF SKAGOK

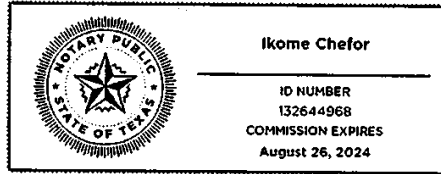
This record was acknowledged before me on 7th day of January, 2022 by ~~Ranjit Kaur~~ and Sandeep Kaur.

Signature 

Notary Public, State of Texas

Title

My appointment expires: 08/26/2024



Notarized online using audio-video communication

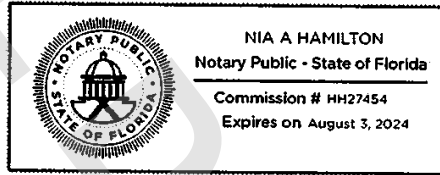
State of Florida

County of Lake

This record was acknowledged before me on the 7th day of January, 2022 by Ranjit Kaur who produced driver license as identification.

Nia A Hamilton

Nia A Hamilton
Online Notary
08/03/2024
HH27454



Notarized online using audio-video communication

Statutory Warranty Deed
LPB 10-05

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1418 Blackberry Drive, Mount Vernon, WA 98273
Tax Parcel Number(s): P110827

Property Description:

Lot 4, "PLAT OF BLACKBERRY MEADOWS," as per plat recorded in Volume 16 of Plats, pages 147 and 148, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 21-14025-KH

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EXHIBIT B

21-14025-KH

1. Terms and conditions of Drainage Easement Agreement, dated November 14, 1994, recorded November 14, 1994, under Auditor's File No. 9411140111, between Robert H. Welch and Marilyn M. Welch, and Keith S. Johnson and Alison R. Johnson, for construction of storm drainage line.

2. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company

Dated: December 14, 1994

Recorded: December 22, 1994

Auditor's No: 9412220058

Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Area Affected:

Being located as constructed or to be constructed on the described property, generally described as follows:

Easement No. 1: All streets and road rights-of-ways as now or hereafter designed, platted and/or constructed within the described property. (When said streets and roads are dedicated to the public, this clause shall become null and void).

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

3. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Blackberry Meadows

Recorded: November 18, 1996

Auditor's No: 9611180101

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".