

When recorded return to:

Luis Lopez and Sonia Lopez
10952 Mary Lane
Burlington, WA 98233

GNW 21-13276

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael P. Aiken and Cherri D. Aiken, husband and wife, P.O Box 229, Acme, WA 98220,

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

in hand paid, conveys, and warrants to Luis Lopez and Sonia Lopez, 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:
Lots 40, PARKER BUSINESS CENTER

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): P80399

Dated: 1-21-2022

Michael P. Aiken

Michael P. Aiken

Cherri D. Aiken

Cherri D. Aiken

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-348

Jan 28 2022

Amount Paid \$405.00

Skagit County Treasurer

By Kaylee Oudman Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-13276-TJ

Page 1 of 5

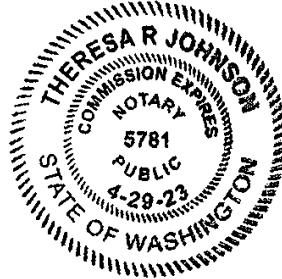
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 21st day of January, 2021 by Michael P. Aiken and Cherri D. Aiken.

Theresa R Johnson
Signature

Notary
Title

My appointment expires: 4-29-23



Statutory Warranty Deed
LPB 10-05

Order No.: 21-13276-TJ

Page 2 of 5

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: NHN Roosevelt Avenue, Mount Vernon, WA 98273
Tax Parcel Number(s): P80399

Parcel A:

Lot 40, "PARKER BUSINESS CENTER", as per plat recorded in Volume 11 of Plats, pages 91 through 96, inclusive, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 21-13276-TJ

Page 3 of 5

EXHIBIT B

21-13276-TJ

**1. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN
DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT.**

Declaration Dated: March 23, 1977

Recorded: May 19, 1978

Auditor's No.: 879820

Executed: Parker J. Buck and Ruby A. Potter

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED.

Declaration Dated: January 16, 1981

Recorded: January 20, 1981

Auditor's No.: 8101200041

Executed By: Parker J. Buck, President of Patti Corporation

Said covenants have also been amended, modified, or in part waived as to some lots of the "PARKER
BUSINESS CENTER", as disclosed by various sales instruments executed by the Patti Corporation.

By instrument recorded under Auditor's File No. 8412130027, Patti Corporation assigned control of the
Architectural Control Committee and authority to Parker Business Center Association and, thereafter, said
assignee amended said protective covenants by instrument recorded under Auditor's File No. 8501310044.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED.

Declaration Dated: August 16, 1988

Recorded: August 23, 1988

Auditor's No.: 8808230079

Executed By: College Way Village Association

**2. 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:**

Plat/Subdivision Name: Parker Business Center

Recorded: December 2, 1977

Auditor's No: 869706

3. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.

Dated: August 29, 1985

Recorded: September 9, 1985

Auditor's No.: 8509090069

Purpose: Right to enter said premises to operate, maintain, 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.

Affects: The South 10 feet of the East 10 feet of Lot 41

4. Terms and Conditions of Standard Participation Contract(s) as recorded April 9, 1985 and SeptemberStatutory Warranty Deed
LPB 10-05

Order No.: 21-13276-TJ

23, 1994 under Auditor's File Nos. 8504090019 and 9409230015, respectively.

5. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Mount Vernon

And: Larry Azure and Judy Azure, husband and wife

Dated: August 31, 1994

Recorded: September 27, 1994

Auditor's No.: 9409270092

Regarding: Formation of Local Improvement District

6. Any adverse claim or boundary dispute which may exist or arise by reason of a lack of Reciprocal Easement Agreement regarding use of common parking lot with Lot 41 of said Plat (Parker Business Center) as disclosed by inspection performed on May 22, 2019.

7. Any adverse claim or boundary dispute which may exist or arise by reason of Encroaching improvements onto, or from, Lot 41 of said Plat (Parker Business Center), including fences and child care play area, as disclosed by inspection performed on May 22, 2019.