

When recorded return to:

Janelle L. Balda and Michael L. Balda
8959 Garden Terrace Lane
Sedro-Woolley, WA 98284

GNW 22-16193

STATUTORY WARRANTY DEED

THE GRANTOR(S) Juan Vargas, as his separate estate, 2730 Iroquois Drive, Mount Vernon, WA 98273,

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

in hand paid, conveys, and warrants to Janelle L. Balda and Michael L. Balda, wife and husband

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

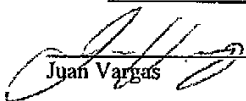
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Lot 3, Garden Terrace

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): P105660

Dated: 8-10-22


Juan Vargas

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223298

Aug 10 2022

Amount Paid \$6645.00
Skagit County Treasurer
By Lena Thompson Deputy

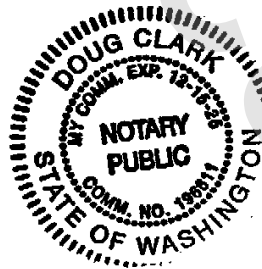
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 10th day of August, 2022 by Juan Vargas.


Signature

Notary Public
Title

My commission expires: 12-15-25



Statutory Warranty Deed
LPB 10-05

Order No.: 22-16193-KH

Page 1 of 4

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 8959 Garden Terrace Lane, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P105660

Property Description:

Lot 3, "PLAT OF GARDEN TERRACE," as per plat recorded in Volume 15 of Plats, pages 153 and 154, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT B

22-16193-KH

10. Easement, affecting a portion of subject property for the purpose of Right to lay, maintain, operate, relay and remove pipe or pipes, line or lines including terms and provisions thereof granted to Eldon L. Demeyer and Theresa E. Demeyer, husband and wife recorded as Auditor's File No. 761397

11. Terms and conditions of On-site Sewage System Agreement, recorded November 4, 1987 as Auditor's File No. 8711040006.

12. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: April 19, 1988

Auditor's No: 8804190011

Executed by: Gary P. Young and Helen Young

13. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County

And: Ray Wickert

Dated: August 9, 1993

Recorded: August 9, 1993

Auditor's No: 9308090073

Regarding: Alternative Sewage System Installation

14. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company

Dated: September 16, 1993

Recorded: September 20, 1993

Auditor's No: 9309200097

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

Affects:

Easement No. 1: All streets and road right-of-ways as now or hereafter designed, platted and/or constructed within the above 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 15 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

15. 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:

Statutory Warranty Deed
LPB 10-05

Order No.: 22-16193-KH

Page 3 of 4

Plat/Subdivision Name: Garden Terrace
Recorded: February 7, 1994
Auditor's No: 9402070114

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".

16. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
Dated: March 28, 1994
Recorded: April 8, 1994
Auditor's No: 9404080053

Purpose: Right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under
Area Affected: Lots 5 and 6 only

17. Road maintenance agreement and declaration of easement among adjoining property owners recorded January 8, 2004 under Auditor's File No. 200401080037 records of Skagit County, Washington.