

**When recorded return to:**  
Juan Gerardo Gutierrez  
1509 East Division Street  
Mount Vernon, WA 98274

**CHICAGO TITLE  
620052575**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Devin Liam Drake, an unmarried person and Lelia Howard, also appearing of record as Lelia Howward, 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 Juan Gerardo Gutierrez, an unmarried person

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

UNIT 3, "DIVISION STREET VILLAGE, A CONDOMINIUM COMMUNITY, " AS PER SURVEY MAP AND PLANS RECORDED DECEMBER 1, 2006, UNDER AUDITOR'S FILE NO. 200612010119, AND CONDOMINIUM DECLARATION AS RECORDED DECEMBER 1, 2006, UNDER AUDITOR'S FILE NO. 200612010120, AND ANY AMENDMENTS THERETO, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P125283 / 4910-000-003-0000

Subject to:

1. See Exhibit "A" attached hereto and made a part hereof

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20224172

Oct 12 2022

Amount Paid \$5045.00  
Skagit County Treasurer  
By Lena Thompson Deputy

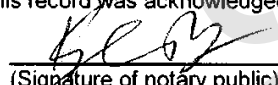
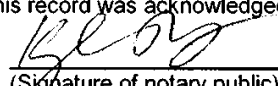
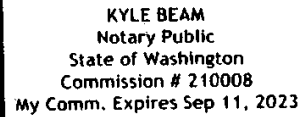
## STATUTORY WARRANTY DEED

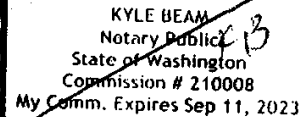
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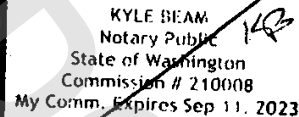
Dated: October 4, 2022

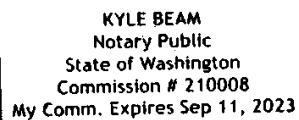
  
 Devin Liam Drake

  
 Lelia Howard

 State of Washington  
 County of Skagit
This record was acknowledged before me on 10-4-22
  
 (Signature of notary public)
Notary Public in and for the State of WA  
My commission expires: 9-11-23
 State of Washington  
 County of Skagit
This record was acknowledged before me on 10-4-22 by Lelia Howard.
  
 (Signature of notary public)
Notary Public in and for the State of WA  
My commission expires: 9-11-23
  
 KYLE BEAM  
 Notary Public  
 State of Washington  
 Commission # 210008  
 My Comm. Expires Sep 11, 2023

  
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**EXHIBIT "A"**  
**EXCEPTIONS**

Order No.: RES70199613

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: June 20, 1972  
Recording No.: 769880  
Affects: A 7 foot strip across Parcel C running from the Southeast corner thereof to a point approximately 200 feet North of and 59 feet West of the point of beginning

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Warren W. Olson and Myrtle Olson  
Purpose: Construction and maintenance of a sewer pipeline  
Recording Date: September 1, 1972  
Recording No.: 773475  
Affects: A 5 foot strip running in an Easterly and Westerly direction across Parcel C with the centerline approximately 40 feet North of the Southerly boundary

3. Agreement, including the terms and conditions thereof; entered into;

By: Orland Nobel and TCI Cablevision of Washington, Inc.  
Recorded: October 26, 1998  
Recording No.: 9810260111, records of Skagit County, Washington  
Providing: Cable Television Service

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: TCI Cablevision of Washington, Inc.  
Recording Date: July 9, 2003  
Recording No.: 200307090012

**EXHIBIT "A"**  
**EXCEPTIONS**

(continued)

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Comcast of Washington IV, Inc.  
Purpose: Broadband communications system  
Recording Date: October 8, 2009  
Recording No.: 200910080080  
Affects: Said premises and other property

6. 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 Survey Map and Plans:

Recording No: 200612010119

7. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions 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.

Entitled: Condominium Declaration  
Recorded: December 1, 2006  
Recording No.: 200612010120

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 4, 2011  
Recording No.: 201111040029

**EXHIBIT "A"**  
**EXCEPTIONS**

(continued)

8. Lien of assessments levied pursuant to the Declaration for ABK Investments, LLC to the extent provided for by Washington law.

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Comcast Cable Communication Management  
Purpose: Broadband Communications Services  
Recording Date: February 3, 2016  
Recording No.: 201602030026

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