

When recorded return to:
Francisco Lopez, Jr
810 North 21st Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237192
Jul 07 2023
Amount Paid \$2597.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 620054511

CHICAGO TITLE
620054511

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dynasty Holdings, LLC, a Washington Limited Liability Company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Francisco Lopez, Jr, an unmarried person

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.)

PTN LT 5, CORRECTED PLAT OF A PORTION OF MOUNT BAKER VIEW ADDN

Tax Parcel Number(s): P53747 / 3745-000-005-0009

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED

(continued)

Dated: July 3, 2023Dynasty Holdings LLC
A Washington Limited Liability CompanyBY: Jeff Gray
MemberState of WACounty of SnohomishThis record was acknowledged before me on July 3, 2023 by Jeff Gray as
Member of Dynasty Holdings LLC.Sharon E. Schoonover
(Signature of notary public)Notary Public in and for the State of WAMy appointment expires: 9-4-26

NOTARY PUBLIC
STATE OF WASHINGTON
SHARON E. SCHOONOVER
License Number 173976
My Commission Expires 09-04-2026

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P53747 / 3745-000-005-0009

LOT 5, CORRECTED PLAT OF A PORTION OF MOUNT BAKER VIEW ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 73, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THAT PORTION DEEDED TO THE CITY OF MOUNT VERNON AS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE FOLLOWING DESCRIBED PARCEL:

LOT 5, CORRECTED PLAT OF A PORTION OF MOUNT BAKER VIEW ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 73, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE EAST ALONG THE NORTH LINE OF DESCRIBED PARCEL, A DISTANCE OF 6 FEET TO A POINT;
THENCE FROM THAT POINT TO A POINT OF THE WEST LINE OF DESCRIBED PARCEL, A DISTANCE OF 4 FEET FROM THE NORTHWEST CORNER OF DESCRIBED PARCEL;
THENCE NORTH ALONG THE WEST BOUNDARY TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. 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 the Corrected Plat of a Portion of Mount Baker View Addition:

Recording No.: 547021
2. Covenants, conditions, restrictions and easements 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, as set forth in the document

Recording Date: August 22, 1956
Recording No.: 540392
3. 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: Underground electric system, together with necessary appurtenances
Recording Date: April 15, 1993
Recording No.: 9304150087
Affects: Portion of said premises
4. 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:

Recording No: 202211140091
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. Assessments, if any, levied by Mt Vernon.

EXHIBIT "B"

Exceptions
(continued)

7. City, county or local improvement district assessments, if any.