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07/24/2023 11:52 AM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20237376

Jul 24 2023

Amount Paid \$7205.00  
Skagit County Treasurer  
By Lena Thompson Deputy

GNW 23-18336

When recorded return to:

Lindsey Alise Franger and Edgar Francisco Rosas Alquicira  
1131 Carmel Avenue  
Mount Vernon, WA 98273

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Rental Properties N.W., LLC, a Washington Limited Liability Company, 11455 Whistle Lake Road, Anacortes, WA 98221,

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

in hand paid, conveys, and warrants to Lindsey Alise Franger and Edgar Francisco Rosas Alquicira, 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 10, Bel Air Manor 5th Add.

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): P78347

Statutory Warranty Deed  
LPB 10-05

Order No.: 23-18336-KM

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Dated: 7/21/23

Rental Properties N.W., LLC, a Washington Limited Liability Company

By: [Signature]  
Steve Morris, Manager/Member

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 21 day of July, 2023 by Steve Morris, Manager/Member of Rental Properties N.W., LLC.

Signature [Signature]  
Title Notary  
My commission expires: 6/19/25



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 1131 Carmel Avenue, Mount Vernon, WA 98273  
Tax Parcel Number(s): P78347

Property Description:

Lot 10, "BEL-AIR MANOR FIFTH ADDITION", as per plat recorded in Volume 10 of Plats, page 62, records of Skagit County, Washington.

Statutory Warranty Deed  
LPB 10-05

Order No.: 23-18336-KM

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**EXHIBIT B**

23-18336-KM

10. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:  
Declaration Dated: March 27, 1974  
Recorded: March 27, 1974  
Auditor's No.: 798389  
Executed By: Myron J. Thomas and Helen Thomas, Kenneth N. Thomas and Ruth M. Thomas, Glen Thomas and Rose Thomas, owners of Bel-Air Manor Fifth, Sixth and Seventh Additions to the City of Mount Vernon
11. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Bel-Air Manor Fifth Addition recorded on March 26, 1974 as Auditor's File No. 798316.
12. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on April 24, 2018 as Auditor's File No. 201804240029 .
- Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.
13. Municipal assessments, if any, levied by the City of Mount Vernon. This Company suggests that inquiry be made to the City of Mount Vernon for current assessment status.
16. Unrecorded leaseholds, if any, and rights of parties in possession, if any.