



202401040038

01/04/2024 02:07 PM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor

When recorded return to:
Abraham Alejandro Garibay
1509 S 27th St
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2024 9254
JAN 04 2024

Amount Paid \$ 8,165.00
Skagit Co. Treasurer
By Bm Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620055492

Escrow No.: 620055492

STATUTORY WARRANTY DEED

THE GRANTOR(S) Secured Holdings LLC, a Washington limited liability company and Dianne Dalbey
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Abraham Alejandro Garibay, 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 E 1/2 SW 1/4 NE 1/4 SEC 16-34-4E, W.M.

Tax Parcel Number(s): P24976 / 340416-1-005-0001

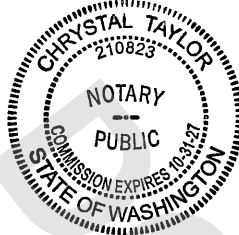
Subject to:

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

Dated: January 3, 2024

BY: Steven Koukles
Steven Koukles
Member

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____



STATUTORY WARRANTY DEED

(continued)

Dated: 1-3-2024

Secured Holdings LLC

BY: _____

Steven Koukles
MemberDianne Dalbey
Dianne Dalbey

State of _____

County of _____

This record was acknowledged before me on _____ by Steven Koukles as
_____ of Secured Holdings LLC.

(Signature of notary public)

Notary Public in and for the State of _____

My appointment expires: _____

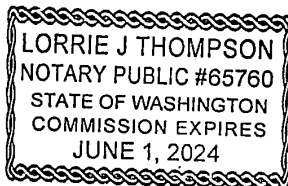
State of WashingtonCounty of SkagitThis record was acknowledged before me on 1-2-2024 by Dianne Dalbey.Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2024

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P24976 / 340416-1-005-0001

THAT PORTION OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS;

BEGINNING AT THE EAST ¼ CORNER OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.;

THENCE WEST ALONG THE CENTERLINE OF SAID SECTION ON A BEARING OF SOUTH

89°39'55" WEST A DISTANCE OF 1,584.32 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°19'04" WEST A DISTANCE OF 254.83 FEET;

THENCE SOUTH 89°40'56" WEST A DISTANCE OF 90 FEET;

THENCE SOUTH 00°19'04" EAST A DISTANCE OF 254.86 FEET;

THENCE NORTH 89°39'55" EAST A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED FOR RIGHT-OF- WAY BY DEED RECORDED ON AUGUST 26, 1986, UNDER AUDITOR'S FILE NO. 8608260042, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 67757

The Company makes no representations about the present ownership of these reserved and excepted interests.

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

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

In favor of: Continental Telephone
Purpose: Right-of-Way for constructing, maintaining, and operating telephone lines
Recording Date: March 4, 1977
Recording No.: 851951

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: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: August 21, 1986
Recording No.: 8608210070

4. Right of Way for road known as Collage Way, constructive notice of which is contained in various instruments of records

Affects: The South boundary of said premises

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or

EXHIBIT "B"Exceptions
(continued)

designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

7. Assessments, if any, levied by Mt Vernon.
8. City, county or local improvement district assessments, if any.