

When recorded return to:

VARGAS REAL ESTATE INVESTMENT LLC
2730 Iroquois Drive
Mount Vernon, WA 98273
GNW 23-19635

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20249258
Jan 04 2024
Amount Paid \$5205.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) James M. Robertson, as his separate estate, 3639 Southeast Yamhill Street, Portland, OR 97214,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to VARGAS REAL ESTATE INVESTMENT LLC, a Washington Limited Liability Company

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 9, PLAT OF RIDGEWOOD DIV. 1

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): P68492

Dated: 12/27/2023

James M. Robertson by Joan Robertson-Landi his attorney-in-fact
James M. Robertson by Joan Robertson-Landi, his Attorney-In-Fact

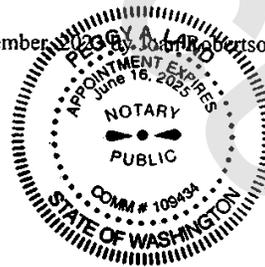
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 27 day of December, 2023 by Joan Robertson-Landi.

Deborah J. Land
Signature

Notary
Title

My commission expires: June 16, 2025



Statutory Warranty Deed
LPB 10-05

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 19583 Ridgewood Drive, Mount Vernon, WA 98274

Tax Parcel Number(s): P68492

Property Description:

Lot 9, PLAT OF RIDGEWOOD, DIVISION NO. 1, as per plat recorded in Volume 9 of Plats at pages 68 and 69, in the records of Skagit County, State of Washington.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

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9. 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:

Plat/Subdivision Name: Ridgewood Division No. 1
Recorded: December 17, 1968
Auditor's No.: 721502

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

Dated: September 15, 1969
Recorded: April 27, 1970
Auditor's No.: 738336

11. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Recorded: September 12, 1973 and December 10, 1975
Auditor's No.: 790737 and 827248
As Follows:

"The cost of installing the underground electric service line from the service connection of any residence within the subdivision to the nearest transformer or handhole is the responsibility of the owner of each lot. Upon the application of the lot owner Puget Sound Power & Light Company will install such, service line upon the following terms:

- (a) Cost of up to 70 feet of service line: \$100 unless the residence qualifies for Puget Sound Power & Light Company's Residential Rate Schedule 7 in which case the cost is \$40
- (b) Cost of service line over 70 feet in length: \$1.10 for each additional foot
- (c) Payment to Puget Sound Power & Light Company to be made at the time of application."