

When recorded return to:

William Cody House, Keana Lark Steinke, and Linda Kien
2433 East Blackburn Road
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20249956

Mar 20 2024

Amount Paid \$9829.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 24-20141-KH

THE GRANTOR(S) VARGAS REAL ESTATE INVESTMENT LLC, a Washington Limited Liability Company, 9435 Salers Springs, San Antonio, TX 78254,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Keana Lark Steinke and William Cody House, a married couple, and Linda Kien, an unmarried person

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

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.

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 "A" attached hereto

Tax Parcel Number(s): P68492/3984-000-009-0005

Statutory Warranty Deed
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Order No.: 24-20141-KH

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Dated: 03/18/2024

VARGAS REAL ESTATE INVESTMENT LLC, a Washington Limited Liability Company

By: Juan Vargas
Juan Vargas, Member

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 18 day of March, 2024 by Juan Vargas, Member of VARGAS REAL ESTATE INVESTMENT LLC.

Kyle Beam
Signature

Notary
Title

My commission expires: 09/11/2027

KYLE BEAM
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210008
COMMISSION EXPIRES 09/11/2027

Notarized remotely online using communication technology via Proof.

EXHIBIT A

24-20141-KH

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
4. Easements, claims of easement or encumbrances which are not shown by the public records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
6. (A) Unpatented mining claims, (B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof, (C) Water rights, claims or title to water, whether or not the matters excepted under (A), (B), or (C) are shown by the public records, (D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.
8. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
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 handhoft is the responsibility of the owner of each lot. Upon
Statutory Warranty Deed
LPB 10-05

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."

12. Deed of trust, including the terms and conditions thereof in the amount of \$300,000.00 made by VARGAS REAL ESTATE INVESTMENT LLC to Guardian Northwest Title as trustee and William and Jannette Krieger, as beneficiary, recorded on January 4, 2024, as Auditor's File No. 202401040050.

End of Exhibit A