

When recorded return to:

Bruno Mendoza Gonzalez and Elizabeth Zuniga Flores
14070 River Bend Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241148
Jun 28 2024
Amount Paid \$4085.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 24-20953-TB

THE GRANTOR(S) **SANCHEZ FARMS, LLC**, a Washington Limited Liability Company, P.O. Box 956,
Burlington, WA 98233,

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

in hand paid, conveys, and warrants to **Bruno Mendoza Gonzalez and Elizabeth Zuniga Flores, a married couple**

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

All that portion of Lots 1 and 2 of Revised Short Plat No. 7-85, approved December 3, 1985, and recorded December 4, 1985, in Book 7 of Short Plats, page 55, under Auditor's File No. 8512040005; being in Section 33, Township 35 North, Range 4 East, W.M., and in Tract 37, "Plat Of The Burlington Acreage Property" as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, lying West of the East 1/2 of said Tract 37, "Plat Of The Burlington Acreage Property"

Abbreviated legal description: Property 1:

PTN Tract 37, Burlington Acreage Property (aka PTN Lots 1 & 2, Revised SP #7-85)

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): P62527/3867-000-037-0714 & P62529/3867-000-037-0904

Statutory Warranty Deed
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Dated: 6/27/24

SANCHEZ FARMS, LLC, a Washington Limited Liability Company

By: [Signature]
John Lund, Member/ Manager

By: [Signature]
Brenda Lund, Member/ Manager

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 27th day of June, 2024 by John Lund and Brenda Lund, Member/
Managers of SANCHEZ FARMS, LLC.

[Signature]
Signature

Notary
Title

My commission expires: 05/10/27

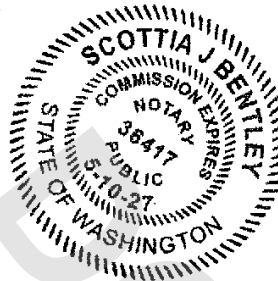


EXHIBIT A

24-20953-TB

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. (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.
 4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
 5. 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.
- (Said Exception will not be included on Extended Coverage Policies)
6. Easements, claims of easement or encumbrances which are not shown by the public records.
- (Said Exception will not be included on Extended Coverage Policies)
7. 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.
- (Said Exception will not be included on Extended Coverage Policies)
8. 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.

(Said Exception will not be included on Extended Coverage Policies)

9. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.

Dated: May 4, 1978

Recorded: May 10, 1978

Auditor's No.: 879256

Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

10. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Edith L. Allen

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Recorded: December 5, 1985
Auditor's No. 8512050002
Purpose: Ingress, egress & utilities
Area Affected: Portion of real estate under search

11. 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:

Name: Short Plat 7-85
Recorded: December 4, 1985
Auditor's No.: 8512040005

12. Provisions and matters regarding Boundary Line Adjustment and Easement set forth on document recorded under Auditor's File No. 200012220098.

Easement shown in said document was corrected under Auditor's File No. 200112180107.

13. 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:

Name: Survey
Recorded: December 20, 2000
Auditor's No.: 20001220099

14. 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:

Name: Survey
Recorded: December 18, 2001
Auditor's No.: 200112180108 and 200112180109

15. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: July 30, 2003
Auditor's No.: 200307300121

Regarding: Development Activities on or Adjacent to Designated Natural Resources Lands 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.

16. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: July 30, 2003
Auditor's No.: 200307300122
Regarding: Special Flood Hazard Zone

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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.

17. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public District No. 1 of Skagit County

Recorded: October 12, 2007

Auditor's No. 200710120105

Purpose: Public service related facilities

18. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Raspberry Ridge Apartments Limited Partnership,

Raspberry Ridge II, LLC

And: Raspberry Ridge Apartments Limited Partnership,

Raspberry Ridge II, LLC

Dated: September 18, 2007

Recorded: October 15, 2007

Auditor's No.: 200710150193

Regarding: Joint Access Agreement

19. 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:

Name: Survey

Recorded: July 16, 2014

Auditor's No.: 201407160033

End of Exhibit A