

When recorded return to:

Gerardo Orozco Cecena and Violeta Becerra
23330 Washington 534
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242191

Sep 17 2024

Amount Paid \$12855.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 24-21471-KH

THE GRANTOR(S) **Heritage Construction Group LLC**, a Washington Limited Liability Company, 317 South 2nd Street, No. 147, Mount Vernon, WA 98273,

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

in hand paid, conveys, and warrants to **Gerardo Orozco Cecena, a married man as his separate estate, and Violeta Becerra, an unmarried woman**

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

That portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 25, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at a point 330 feet East and 62 $\frac{1}{2}$ feet South of the Northwest corner of said subdivision; thence South to a point on the South line of the old English Lumber Company railroad right-of-way that is 423.5 feet South of the North line of said subdivision; thence Southeasterly along said railroad right of way to intersect with a line that is 630 feet South of the North line of said subdivision; thence East along said line to the Westerly line of the Conway-McMurray Road (now State Highway 1-H); thence Northwesterly along the Westerly line of said road to the point of beginning. EXCEPT road and railroad and rights-of-way therefor.

ALSO that portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 25, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at a point 330 feet East and 62 $\frac{1}{2}$ feet South of the Northwest corner of said subdivision; thence South 40° West 208.8 feet to the Northerly line of the old English Lumber Company railroad right-of-way; thence Southeasterly along said railroad right-of-way 186.0 feet to a point that is 284.0 feet South of the point of beginning; thence North 284.0 feet to the point of beginning.

Abbreviated legal description: Property 1: P17278/330425-0-043-0007
Section 25, Township 33 North, Range 4 East - NE SW P17279/330425-0-044-0006

Statutory Warranty Deed
LPB 10-05

Order No.: 24-21471-KH

Page 1 of 3

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): P17278/330425-0-043-0007 & P17279/330425-0-044-0006

Dated: September 16, 2024

Heritage Construction Group LLC, a Washington Limited Liability Company

By: Nan Darbous Marthaller

Nan Darbous Marthaller, Managing Member

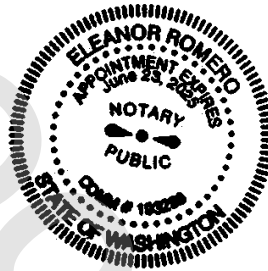
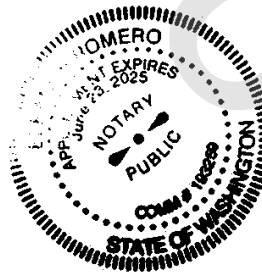
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 16th ^{September} day of ~~August~~, 2024 by Nan Darbous Marthaller, Managing Member of Heritage Construction Group LLC.

Eleanor Romero
Signature

Notary
Title

My commission expires: 6/23/2025



Statutory Warranty Deed
LPB 10-05

Order No.: 24-21471-KH

Page 2 of 3

EXHIBIT A

24-21471-KH

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, 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. Lot certification, including the terms and conditions thereof, recorded May 28, 2021 as Auditor's File No. 202105280172. Reference to the record being made for full particulars. The company makes no determination as to its affects.
10. 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 Survey recorded on December 9, 2022 as Auditor's File No. 202212090079.

End of Exhibit AStatutory Warranty Deed
LPB 10-05

Order No.: 24-21471-KH

Page 3 of 3