

When recorded return to:

Rosa Linda Perez and Cesar Galindo Mata
504 Poplar Lane
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242623
Oct 18 2024
Amount Paid \$6085.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 24-20963-KH **STATUTORY WARRANTY DEED**

THE GRANTOR(S) URBAN AVENUE LLC, a Washington Limited Liability Company, 800 East Aloha Street, Seattle, WA 98102,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Rosa Linda Perez and Cesar Galindo Mata, a married couple,

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. PG. 3

Abbreviated legal description: Property 1: Section 17, Township 34 North, Range 4 East - NW NW

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): P25770

Dated: 10.16.2024

URBAN AVENUE LLC, a Washington Limited Liability Company

By: Joanne M Stewart
Joanne M. Stewart, Member / Manager

By: Nancy Ellis
Nancy J. Ellis, Member / Manager

Statutory Warranty Deed
LPB 10-05

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 16 day of October, 2024 by Joanne M. Stewart and Nancy J. Ellis, Member / Managers of URBAN AVENUE L.L.C.

Signature

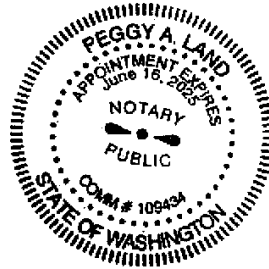
Peggy A. Land

Title

Notary

My commission expires:

June 16, 2025



Statutory Warranty Deed
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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 504 Poplar Lane, Mount Vernon, WA 98273
Tax Parcel Number(s): P25770

Property Description:

That portion of the North 1/2 of the South 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North line of said subdivision that is 277 feet West of the West line of the Pacific Northwest Traction Company right-of-way; thence South at right angles, 82 feet; thence East at right angles, 5 feet; thence South at right angles to the South line of said subdivision; thence West along the South line of said subdivision to a point 375 feet West of the West line of said Pacific Northwest Traction Company right-of-way; thence North to the North line of said subdivision; thence East along said North line to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress and egress over and across a strip of land 20 feet in width South of and adjacent to the North line of said North 1/2 of the South 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 and extending from the East line of the right-of-way of State Road No. 1, East to a point 375 feet West of the West line of the Old Pacific Northwest Traction Company right-of-way.

Statutory Warranty Deed
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EXHIBIT B

24-20963-KH

9. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF: Grantee: Puget Sound Power & Light Company Dated: APRIL 23, 1946 Recorded: APRIL 26, 1946 Auditor's No.: 391108 Purpose: Construct, maintain, etc., a single electric transmission line Area Affected: South 10 feet of main tract herein described

10. A non-exclusive easement for ingress, egress and utilities over and across the North 20 feet of the subject property as reserved in Deed dated November 23, 1960, and recorded November 29, 1960, as Auditor's File No. 601401.

Statutory Warranty Deed
LPB 10-05

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