

When recorded return to:

Maria Lionisia Cortez and Margarito Cortez, Jr.
24234 Feather Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242913

Nov 13 2024

Amount Paid \$7461.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620057322

Escrow No.: 620057322

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott G. Kosa and Rene J. Kosa, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Maria Lionisia Cortez and Margarito Cortez, Jr., wife and
husband

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

LOT 15, EAGLE VALLEY P.U.D., ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 15 OF PLATS, PAGES 181 THROUGH 183, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P106906 / 4632-000-015-0004

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED

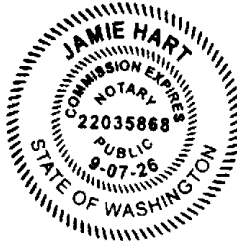
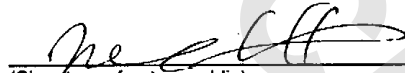
(continued)

Dated: 10/30/2024

Scott G. Kosa



Rene J. Kosa

State of WashingtonCounty of SkagitThis record was acknowledged before me on October 30th 2024 by Scott G. Kosa and Rene J. Kosa.

(Signature of notary public)

Notary Public in and for the State of WashingtonMy appointment expires: 9-07-26

EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: September 19, 1956
 Recording No.: 541748, records of Skagit County, Washington
 In favor of: Pacific Northwest Pipeline Corporation, a Delaware corporation
 For: Construct, maintain, etc. a pipeline
 Affects: A 75-foot strip of land, the exact location of which is not disclosed on the record

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. 12-88:

 Recording No: 8812210004

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

 Purpose: Electric transmission and/or distribution line
 Recording Date: July 8, 1963
 Recording No.: 638054
 Affects: Said premises

4. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: November 12, 1973
 Recording No.: 793250, records of Skagit County, Washington
 In favor of: United States of America
 For: Road purposes
 Affects: A 20-foot strip of land

 Note: Exact location and extent of easement is undisclosed of record.

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on EAGLE VALLEY P.U.D.:

 Recording No: 9407210001

EXHIBIT "A"**Exceptions
(continued)**

6. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: August 8, 1990
Recording No.: 9008080053

7. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recorded: July 21, 1994
Recording No.: 9407210002, records of Skagit County, Washington
Executed By: Kendall D. Gentry and Nancy F. Gentry

AMENDED by instrument(s):

Recorded: November 14, 1997
Recording No.: 9711140045, records of Skagit County, Washington

8. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recorded: July 28, 1994
Recording No.: 9407280080, records of Skagit County, Washington
Executed By: Patti Hein, as her separate property, and Jerry E. Hein and Patricia C. Hein, husband and Patti Jo Hein, as personal representative of the estate of Rudolph Hein a/k/a Rudy Hein deceased under County Cause No. 92-4-00095-4
As Follows: Grantor reserves any right, title, and interest to overages or refund deposits from Puget Power for future family residences utilizing permanent electric service within the first five years. Grantee agrees to keep grantor informed of each new hook-up which is completed within the property herein described
Affects: Said premises and other property

9. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: July 21, 1994
Recording No.: 9407210002, records of Skagit County, Washington

EXHIBIT "A"Exceptions
(continued)

Imposed By: Kendall D Gentry and Nancy F. Gentry

10. Skagit County Hearing Examiner Variance Application No. VA-96-0451

Recording Date: March 25, 1997

Recording No.: 9703250094

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof, Indian treaty or aboriginal rights.
12. City, county or local improvement district assessments, if any.