

When recorded return to:

Catalino Seferino Lopez, Emiliana Vasquez-Guzman, Angelino Seferino, and Lurden Seferino  
1301 North 26th Street  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20242993  
Nov 19 2024  
Amount Paid \$6933.00  
Skagit County Treasurer  
By Lena Thompson Deputy

### STATUTORY WARRANTY DEED

Guardian NW Title 24-20686-KH

THE GRANTOR(S) **KRE Investment Group LLC, a Washington Limited Liability Company, 22746 Gunderson Road, Mount Vernon, WA 98273,**

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

in hand paid, conveys, and warrants to **Catalino Seferino Lopez and Emiliana Vasquez-Guzman, a married couple, Angelino Seferino, an unmarried person, and Lurden Seferino, an unmarried person**

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

Lot 1, Block 2, "Susan Taylor Addition to Sedro-Woolley", according to the Plat recorded In Volume 6 of Plats, Page 43, records of Skagit County, Washington, EXCEPTING therefrom that portion of said premises condemned by the State of Washington in Skagit County Superior Court Cause No. 24555, as shown by a certain map on file In the Office of the Director of Highways at Olympia, bearing date of approval July 9, 1957, revised July 16, 1957, entitled Secondary State Highway No. 1-A Howey Road to Sedro Woolley, also recorded in Volume A of Highway Plats, Page 24, under Auditor's File No. 555329.

Situate in the County of Skagit, State of Washington.

Abbreviated legal description: Property 1:  
Lot 1, Block 2, Susan Taylor Addition to Sedro-Woolley

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): P77298/4174-002-001-0007

Statutory Warranty Deed  
LPB 10-05

Order No.: 24-20686-KH

Dated: 11/15/24

KRE Investment Group LLC, a Washington Limited Liability Company

By: [Signature]  
Keith Chaplin, Member

By: [Signature]  
Erik Johnston, Member

By: [Signature]  
Robert Davis, Member

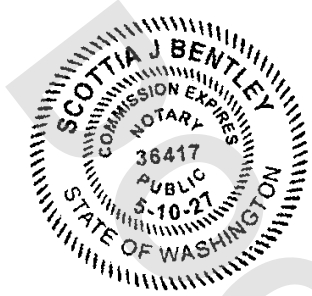
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 15 day of November, 2024 by Keith Chaplin, Erik Johnston, and Robert Davis, Members of KRE Investment Group LLC.

[Signature]  
Signature

Notary  
Title

My commission expires: 05/10/27



**EXHIBIT A**

24-20686-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. 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: Susan Taylor Addition to Sedro Woolley  
Recorded: January 6, 1958  
Auditor's No.: 443785
10. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington, recorded January 6, 1958 as Auditor's File No. 560324.
11. Condemnation by the State of Washington of rights to access to State Highway and of light, view and air, by decree entered in Skagit County Court Cause No. 24555.

Statutory Warranty Deed  
LPB 10-05

12. Regulatory notice/agreement regarding Variance Deferring Connection to the Sanitary Sewer that may include covenants, conditions and restrictions affecting the subject property, recorded August 15, 2006 as Auditor's File No. 200608150059 .

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.

**End of Exhibit A**