

When recorded return to:

Ernesto Rodarte Medina, Marta Lemus Mendez, and Edson Emilio Beltran Lemus  
619 Hamlin Place  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20243058

Nov 22 2024

Amount Paid \$7925.00

Skagit County Treasurer

By BELEN MARTINEZ Deputy

## STATUTORY WARRANTY DEED

Guardian NW Title 24-22171-KH

THE GRANTOR(S) **Claudia Murdock, an unmarried woman, 3200 Hartert Drive, Idaho Falls, ID 83404,**

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to **Ernesto Rodarte Medina and Marta Lemus Mendez, husband and wife, and Edson Emilio Beltran Lemus, an unmarried man**

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

Lot 27, PLAT OF WEST VIEW EAST, as per plat recorded on January 27, 2006, under Auditor's File No. 200601270091, which is a correction of Auditor's File No. 200501030074, records of Skagit County, Washington.

Abbreviated legal description: Property 1:

Lot 27, PLAT OF WEST VIEW EAST

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): P122453/4851-000-027-0000

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Dated: 11-19-24

Claudia Murdock  
Claudia Murdock

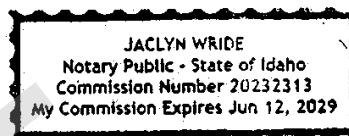
Idaho  
STATE OF WASHINGTON  
COUNTY OF SKAGIT  
Bonneville

This record was acknowledged before me on 19 day of November, 2024 by Claudia Murdock.

Jaclyn Wride  
Signature

Notary Signing Agent  
Title

My commission expires: 6/12/29



**EXHIBIT A**

24-22171-KH

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. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington, recorded October 19, 1954, as Auditor's File No. 508074.
10. Easements for access and utilities affecting lots 8, 9, and 10, as delineated and reserved in the Short Plat, and as reserved in instrument recorded under Auditor's File No. 868572.
11. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors on November 15, 2004 and recorded November 21, 2004, as Auditor's File No. 200501100131.

Said Instrument is a re-recording of instrument recorded under Auditor's File No. 200411220174.

12. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies

Statutory Warranty Deed  
LPB 10-05

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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 West View East recorded January 3, 2005, as Auditor's File No. 200501030074.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

A Survey of said Plat recorded January 27, 2006 under Auditor's File No. 200601270091.

13. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Hansell Mitzel, LLC, dated December 30, 2004, recorded January 3, 2005 as Auditor's File No. 200501030073.

**End of Exhibit A**