

When recorded return to:
Sara Odingo and Sidney O. Odingo
1026 S 38th Place
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20243386
Dec 23 2024
Amount Paid \$11075.00
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
620057675

Escrow No.: 620057675

STATUTORY WARRANTY DEED

THE GRANTOR(S) Roberto A Bejar, an unmarried person, as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Sidney O. Odingo and Sara Odingo, a married couple and
Joshua O. Odingo and Pamela A. Odingo, a married couple

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

LOT 9, "PLAT OF PARK RIDGE DIVISION NO. 1," ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 15 OF PLATS, PAGES 112 AND 113, 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): P104189 / 4611-000-009-0008

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 12/17/2024ROBERTO A BEJAR

Roberto A Bejar

State of SCCounty of LancasterThis record was acknowledged before me on December 17th 2024 by Roberto A Bejar.[Signature]
(Signature of notary public)Notary Public in and for the State of South CarolinaMy appointment expires: 03/12/2030

EXHIBIT "A" **Exceptions**

1. 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 the Plat of PARK RIDGE DIVISION 1:

Recording No: 9310190065
2. Easement, including the terms and conditions thereof, granted by instrument(s):

Recording Date: September 17, 1992
Recording No.: 9209170092
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line
3. Easement, including the terms and conditions thereof, granted by instrument(s):

Recording Date: September 20, 1993
Recording No.: 9309200095
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line
4. 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

Recording Date: August 31, 1994
Recording No.: 9408310034, being a re-recording of recording number 9310220090

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 31, 1994
Recording No.: 9408310035
5. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Summer Ridge Owners Association

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

6. Agreement, including the terms and conditions thereof;
- Between: Jeanne McNeil and T.H.S., Inc.
Recording Date: February 3, 1993
Recording No.: 9302030154
Providing: Access and Utilities
7. Agreement, including the terms and conditions thereof;
- Between: City of Mount Vernon, a Municipal Corporation and T.H.S. Inc.
Recording Date: September 10, 1993
Recording No.: 9310190066
Providing: Power of Attorney and Agreement regarding Formation of Local Improvement District
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. Assessments, if any, levied by Mt Vernon.
10. City, county or local improvement district assessments, if any.

Author: Roberto A. Bejar 09/12/2024

Seller: Roberto A. Bejar Date: 12/17/2024

Seller: _____ Date: _____