Skagit County Auditor, WA

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:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620057675

Chicago Title 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

	WARRA	

(continued)

State of __

County of Laucaster

This record was acknowledged before me on <u>December 17th 202</u>th by Roberto A Bejar.

(Signature of notary public)

Notary Public in and for the State of South Carolina

My appointment expires: 3/12/2030

KENDALL REW Notary Public-State of South Carolina My Commission Expires March 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

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)

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

- 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.

Nation Style By Brand Country of the Communication of Authoriting 40: 80408-806 (Control of Control of Control

John L.Scott

Form 22P Skugit Right-to-Manage Disclosure Rev. 10/14

SKAGIT COUNTY RIGHT-TO-MANAGE NATURAL RESOURCE LANDS DISCLOSURE

Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

Roberto A Bejar Solor ning1926 South 38th Place	Sidney O Odingo		("Buyer")
setir ning1926 South 38th Place	Seller		
	Seller		("Seller")
Address	Mount Vernon	WA 98274 State Zip	(the "Property")
land or designated or within 1 long-term commercial signific commercial activities occur on non-resource uses and may may arise from the use of cextraction with associated an noise, and odor. Skagit Coun as a priority use on designal prepared to accept such inc	ounty Code section 14.38, who roels designated or within 1 m 1/4 mile of rural resource, forevance in Skagit County. A varior may occur in the area that be inconvenient or cause dischemicals; or from spraying, putivities, which occasionally git has established natural rested Natural Resource Land operations when performants.	ich states: alle of designated st or mineral resol lety of Natural Re t may not be con comfort to area re- pruning, harvestin jenerales traffic, o ource managemen and area residen is or discomfort f	agricultural - irce lands of source Land patible with sidents. This g or mineral just, smoke, at operations is should be rom normal,
including extraction, washing, minerals. If you are adjac requirements from designated and Buyer authorize and dire	ect the Closing Agent to rec	g, transporting and nds, you will ha	recycling of rve setback
's office in conjunction with the			
ins	Author to	Reine	00/12/202/
	1/03/24 Roberto A	. Bejar	09/12/2024
i.e.	Author to	. Bejar	09/12/2024 P2 Date 12/17