

When recorded return to:

Alan Wischnesky
AQ Development, LLC
4949 87th Ave SE
Olympia, WA 98501

CHICAGO TITLE
620057873

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250017

Jan 03 2025

Amount Paid \$357.00
Skagit County Treasurer
By Cain Cress Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cindy Radtke, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to AQ Development, LLC, a Washington Limited Liability Company

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

LOT 1, "RUSSELL ROAD ESTATES," AS PER PLAT APPROVED AND RECORDED FEBRUARY
19, 2008, UNDER AUDITOR'S FILE NO. 200802190194, 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): P127376, 4949-000-001-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 12-31-24

Cindy Radtke
Cindy Radtke

State of Washington

County of Island

This record was acknowledged before me on 12/31/24 by Cindy Radtke.

Scott S Burnett
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 4-25-28

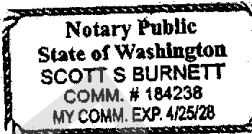


EXHIBIT "A"
Exceptions

1. 1. Skagit County Planning & Development Services Lot of Record Certification and the terms and conditions thereof:

Recording Date: December 10, 2007
Recording No.: 200712100018

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

Granted to: Puget Sound Energy, Inc., a Washington corporation
Purpose: Electric transmission and/or distribution line
Recording Date: June 25, 2007
Recording No.: 200706250136
Affects: Said premises

3. 3. 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 Amended Short Plat No. 96-0025:

Recording No: 200106200089

4. 4. 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 Russell Road Estates:

Recording No: 200802190194

5. 5. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon age, 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 in the document

Recording Date: February 19, 2008
Recording No: 200802190197