

When recorded return to:

SAVE ON STORAGE, LLC
120 East George Hopper Road
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250089
Jan 14 2025
Amount Paid \$2861.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-22589-KH

THE GRANTOR(S) **Santiago Lozano Chavez and Maria Garcia Rodriguez, a married couple**, 16891 State Route 536, Mount Vernon, WA 98273,

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

in hand paid, conveys, and warrants to **SAVE ON STORAGE, LLC, a Washington Limited Liability Company**

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

Parcel "A": P118175/340418-1-003-0200 & P130319/340418-1-007-0107
Section 18, Township 34 North, range 4 East - NE NE

The South 8 rods of the East 1/2 of the North 1/2 of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 34 North, Range 4 East, W.M.; EXCEPT that portion conveyed to the City of Mount Vernon for street purpose in instrument recorded July 29, 1958 as Auditor's File No. 568431, and, ALSO EXCEPT that portion thereof lying East of Market Street.

Parcel "B":

That portion of the South 330.00 feet of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 34 North, Range 4 East, W.M., described as follows:

Begin at the Northwest corner of the East 670.00 feet of said South 330.00 feet, said point being the Northeast corner of Lot 3C, City of Mount Vernon Binding Site Plan No. MV-1-94 BSP, approved May 31, 1994 in Volume 11 of Short Plats, Pages 77 through 81, as Auditor's File No. 9405310129, records of Skagit County, Washington; thence South 00° 24' 07" East along the West line of the East 670.00 feet and the East line of said lot 3C to the Northwestern margin of Market street as said street is shown and so designated on said Binding Site Plan; thence North 35° 08' 11" East, 106.77 feet along the Northeasterly prolongation of said Westerly margin to the beginning of a curve concave Northwesternly having a radius of 150.00 feet; thence Northeasterly and Northerly 42.11 feet

Statutory Warranty Deed
LPB 10-05

Order No.: 25-22589-KH

Page 1 of 3

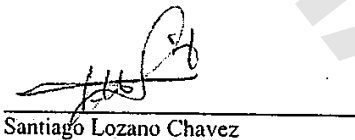
along said curve through a central angle of 16° 05' 07" to the North line of said South 330.00 feet; thence North 89° 50' 52" West 81.44 feet along said North line to the point of beginning.

Abbreviated legal description: Property 1:
Section 18, Township 34 North, range 4 East - NE NE

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): P118175/340418-1-003-0200 & P130319/340418-1-007-0107

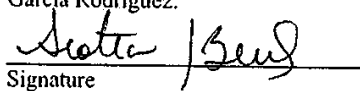
Dated: 1-13-25


Santiago Lozano Chavez

Maria Garcia Rodriguez
Maria Garcia Rodriguez

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 13th day of January, 2025 by Santiago Lozano Chavez and Maria Garcia Rodriguez.


Signature

Notary
Title

My commission expires: 05/10/27



Statutory Warranty Deed
LPB 10-05

Order No.: 25-22589-KH

Page 2 of 3

EXHIBIT A

25-22589-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. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies 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 College Way Marketplace BSP MV 1-94 recorded 05/31/1994 as Auditor's File No. 9405310129.
10. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies 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 BSP No. MV-4-01 recorded 10/09/2001 as Auditor's File No. 200110090093.

End of Exhibit AStatutory Warranty Deed
LPB 10-05