

When recorded return to:

Juan Vargas
2730 Iroquois Drive
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250272

Jan 31 2025

Amount Paid \$2245.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-22633-TB

THE GRANTOR(S) **Bluebird Acreage LLC, a Washington Limited Liability Company**, 3233 Friday Creek Road, Burlington, WA 98233,

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

in hand paid, conveys, and warrants to **Juan Vargas, an unmarried person**

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

Lot 7, Block 11, Plat of Clear Lake, Skagit County, as per plat recorded in Volume 4 of Plats page 22, records of Skagit County, Washington.

Situate in County of Skagit, State of Washington.

Abbreviated legal description: Property 1:
Lot 7, Block 11, Plat of Clear Lake, Skagit County

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): P74838/4138-011-007-0007

Statutory Warranty Deed
LPB 10-05

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Dated: 1-17-25

Bluebird Acreage LLC, a Washington Limited Liability Company

By: [Signature]
Thomas J. Knopf, Member

1-17-25

By: [Signature]
Adria E. Knopf, Member

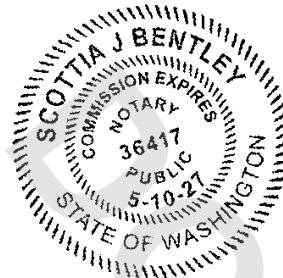
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 17th day of January, 2025 by Thomas J. Knopf and Adria E. Knopf, Members of Bluebird Acreage LLC as Member and Member of Bluebird Acreage LLC.

[Signature]
(Signature of notary public)
Stamp

Notary
(Title of office)

My commission expires: 05/10/27



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EXHIBIT A

25-22633-TB

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 Plat of Clear Lake, Skagit County, Washington recorded on September 7, 1920 as Auditor's File No. 139859 (Volume 4 of Plats, pages 22 and 23).

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 SURVEY recorded on August 9, 1994 as Auditor's File No. 9408090020.

11. Lot certification, including the terms and conditions thereof, recorded on May 8, 2024 as Auditor's File No. 202405080063. Reference to the record being made for full particulars. The company makes no determination as to its affects.

12. Regulatory notice/agreement regarding PL24-0122/Notice of Decision (Variance for Setback) that may include covenants, conditions and restrictions affecting the subject property, recorded on December 19, 2024 as Auditor's File No. 202412190059 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

End of Exhibit A

Statutory Warranty Deed
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