

When recorded return to:

Bruno Mendoza Gonzalez and Elizabeth Zuniga Flores
14070 River Bend Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250521

Feb 26 2025

Amount Paid \$3045.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-22870-TB

THE GRANTOR(S) Paul G. Sager and DiAnn Sager, husband and wife, 14084 Madrona Drive, Anacortes, WA 98221.

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Bruno Mendoza Gonzalez and Elizabeth Zuniga Flores, husband and wife

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

Ptn. Lot 37, Burlington Acreage (aka Lot 2, SP PL06-0614 & Lot 4 & TR X, Burl SP SS4-08) P130022,P130641,P130642
Parcel A:

Lot 2, Skagit County Short Plat No. PL06-0614, approved December 28, 2009 and recorded December 29, 2009 as Auditor's File No. 200912290021; being a portion of Lot 37, Plat of the Burlington Acreage Property, as per plat recorded in Volume I of Plats, Page 49, records of Skagit County, Washington.

Parcel B:

Lot 4, City of Burlington Short Plat No. SS4-08, approved May 2, 2011 and recorded June 2, 2011 as Auditor's File No. 201106020045; being a portion of Lot 37, "Plat of the Burlington Acreage Property", as per plat recorded in Volume I of Plats, Page 49, records of Skagit County, Washington.

Parcel C:

Tract X, City of Burlington Short Plat No. SS4-08, approved May 2, 2011 and recorded June 2, 2011 as Auditor's File No. 201106020045; being a portion of Lot 37, "Plat of the Burlington Acreage Property", as per plat recorded in Volume I of Plats, Page 49, records of Skagit County, Washington.

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Abbreviated legal description: Property 1:

Ptn. Lot 37, Burlington Acreage (aka Lot 2, SP PL06-0614 & Lot 4 & TR X, Burl SP SS4-08)

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): P130022/3867-000-037-1900 & P130641/3867-000-037-0303 & P130642/3867-000-037-0304

Dated: 2-22-25

Paul Sager
Paul G. Sager

DiAnn Sager
DiAnn Sager

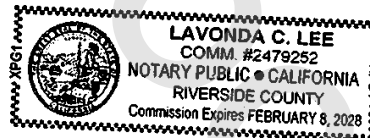
~~the~~ California
STATE OF WASHINGTON
COUNTY OF ~~SKAGIT~~ Riverside

This record was acknowledged before me on 22nd day of February, 2025 by Paul G. Sager and DiAnn Sager.

Lavonda C. Lee
Signature

Notary Public
Title

My commission expires: Feb 8, 2028



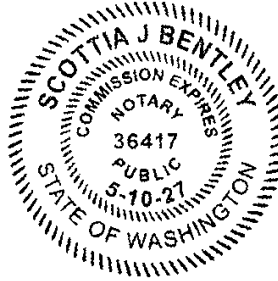
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 24th day of February, 2025 by DiAnn Sager.

Scottie Bentley
Signature

Notary
Title

My commission expires: 05/10/27



Statutory Warranty Deed
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EXHIBIT A

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9. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of Burlington Acreage Property
Recorded: January 1, 1891
Auditor's No.: Volume 1 of Plats, Page 49

10. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Skagit County Short Plat No. PL06-0614
Recorded: December 29, 2009
Auditor's No.: 200912290021

11. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: December 29, 2009
Auditor's No.: 200912290022

12. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Burlington Short Plat No. SS4-08
Recorded: June 2, 2011
Auditor's No.: 201106020045

13. Easement, affecting a portion of subject property for the purpose of Ingress, Egress and Utilities including terms and provisions thereof granted to Paul G. Sager and Diann Sager recorded on November 15, 2016 as Auditor's File No. 201611150092

End of Exhibit A

Statutory Warranty Deed
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