

202502280029

02/28/2025 10:56 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:
Evolution Properties LLC
9820 NE 200th St
Bothell, WA 98011

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250545
Feb 28 2025
Amount Paid \$3525.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Chicago Title
620057063

Escrow No.: 620057063

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cindy R. Adler also appearing of record as Cynthia R. Adler, an unmarried person,
as her 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 Evolution Properties, LLC, a Washington limited liability
company

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

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

Abbreviated Legal: (Required if full legal not inserted above.)

LTS 5 TO 8, BLK 10, TOWN OF MCMURRAY

Tax Parcel Number(s): P75102 / 4145-010-008-0009

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 2/28/25

Cindy Adler
Cindy R Adler

State of Washington
County of Snohomish

This record was acknowledged before me on 2-28-25 by
Cindy R Adler

Teresa D Barnes
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 5/04/27



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P75102 / 4145-010-008-0009

LOTS 5 TO 8, BLOCK 10, TOWN OF MCMURRAY, ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 107, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THAT PORTION OF THE 16-FOOT ALLEY VACATED IN SUPERIOR COURT CAUSE NUMBER 92-2-00402-2 WHICH WOULD REVERT BY OPERATIONS OF LAW.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Public and private easements, if any, over vacated portion of said premises.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Purpose: Water pipeline
Recording Date: December 29, 1965
Recording No.: 676689
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as reserved in a document:
Purpose: Ingress and egress
Recording Date: April 13, 1981
Recording No.: 8104130038
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 Survey:

Recording No: 9207090065
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Purpose: Ingress and Egress
Recording Date: December 22, 1994
Recording No.: 9412220027
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Purpose: Ingress and egress
Recording Date: December 22, 1994
Recording No.: 9412220028
Affects: Said premises
7. Manufactured Home Title Elimination Application recorded under Recording No. 9710060084 recites that a manufactured (mobile) home is, or is being affixed to the Land.
8. City, county or local improvement district assessments, if any.