

When recorded return to:
Gerardo Tarango
201 N Barker Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250659

Mar 07 2025

Amount Paid \$7045.00

Skagit County Treasurer

By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620058264

Escrow No.: 620058264

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dianne Dalbey, as her separate estate and Secured Holdings LLC, a Washington limited liability company, each as to an undivided 50% interest

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Gerardo Tarango, an unmarried person and Mia Torres, an unmarried person

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

LOTS 1 AND 3, BLOCK 11, BEHRENS & MOODY'S ADDITION TO WEST MT. VERNON, AS
PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 101, 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): P52243 / 3703-011-003-0008

Subject to:

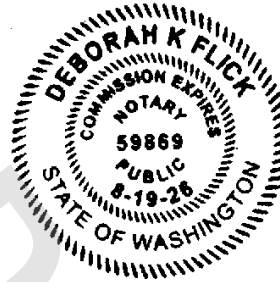
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED

(continued)

Dated: Mar 7, 2025Dianne Dalbey
Dianne Dalbey

Secured Holdings LLC

BY: _____
Walter ScamehornState of WashingtonCounty of SkagitThis record was acknowledged before me on March 7, 2025 by Dianne Dalbey.Deborah K Flick
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 8/19/26State of _____
County of _____

This record was acknowledged before me on _____ by _____

as _____ of _____

(Signature of notary public)
Notary Public in and for the State of _____
My commission expires: _____

STATUTORY WARRANTY DEED
(continued)Dated: March 16, 2025_____
Dianne Dalbey

Secured Holdings LLC

BY: Walter Scamehorn
Walter Scamehorn

State of _____

County of _____

This record was acknowledged before me on _____ by Dianne Dalbey.

(Signature of notary public)

Notary Public in and for the State of _____

My appointment expires: _____

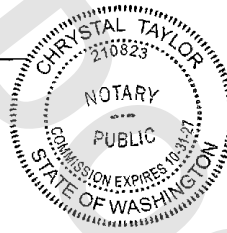
State of WA
County of PierceThis record was acknowledged before me on 3/16/2025 by
Walter Scamehornas Manager of
Secured Holdings, LLC_____
(Signature of notary public)Notary Public in and for the State of WAMy commission expires: 10/31/27

EXHIBIT "A"
Exceptions

1. 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 Behrens & Moody's Addition to West Mt Vernon:

Recording No: Volume 2 Page 101

2. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. Assessments, if any, levied by Mt Vernon.
5. City, county or local improvement district assessments, if any.
6. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

Authentign ID: 854700DA-025D-00F0-8078-025200090002

Form 22P
Skagit Right-to-Manager Disclosure
Rev. 10/14
Page 1 of 1

SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated February 08, 2025

between Gerardo Tarango Mia Torres ("Buyer")
Buyer
and Dianne Dalbey Secured Holdings LLC ("Seller")
Seller
concerning 201 N Barker Street Mount Vernon WA 98273 (the "Property")
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manager Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentign
Gerardo Tarango 02/08/2025
Buyer Date

Authentign
Mia Torres 02/08/2025
Buyer Date

Authentign
Walter Seamehorn 02/09/25
Seller Date

Authentign
Dianne L Dalbey 02/09/25
Seller Date