

When recorded return to:

Biniam Matheos and Samrawit Areda
931 Alderwood Lane
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250675
Mar 10 2025
Amount Paid \$8939.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

GNW 25-22828

Reference: 25-32-NES

THE GRANTOR(S)
Sound Acquisitions LLC, a Washington Limited Liability Company,

for and in consideration of
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION (\$10.00)

in hand paid, conveys and warrants to
Biniam Matheos and Samrawit Areda, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

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

LOT 5, PLAT OF ALDER RIDGE DIV. 1

Tax Parcel Number(s): P82153/4432-000-005-0005

Subject To:

See Exhibit "B" attached hereto and made a part hereof.

Dated: March 7, 2025

Sound Acquisitions LLC, a Washington Limited Liability Company

By: Travis Gosnell
Travis Gosnell, Member

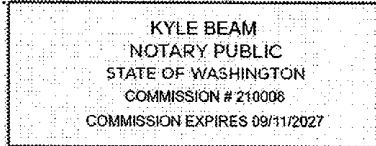
STATE OF Washington
COUNTY OF Skagit

This record was acknowledged before me on this 7 day of March, 2025, by
Travis Gosnell, Member of Sound Acquisitions.

K.B.
(Signature of notary public)
Stamp

Notary
(Title of office)

My commission expires: 09/11/2027



Notarized remotely online using communication technology via Proof.

EXHIBIT A
LEGAL DESCRIPTION

LOT 5, PLAT OF ALDER RIDGE DIV. 1, AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 27,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Exhibit "B"

Reservations contained in deeds from the State of Washington, recorded under Auditor's File No's. 93609 and 92167, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded June 20, 1945, as Auditor's File No. 381238.

Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded June 20, 1945, as Auditor's File No. 381159.

Easement, including terms and provisions thereof affecting a portion of subject property for the purpose of electronic transmission and/or distribution line, and communications cables and facilities,, in favor of Public Utility District No.1 of Skagit County, recorded August 31, 1954 as Auditor's File No. 505892

Easement, including terms and provisions thereof affecting a portion of subject property for the purpose of electronic transmission and/or distribution line, and communications cables and facilities,, in favor of Public Utility District No.1 of Skagit County, recorded September 8, 1954 as Auditor's File No. 506162.

Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded September 6, 1963, as Auditor's File No. 640478.

Oil and gas lease affecting the premises herein stated, executed by Pope Resources and between Carbon River Energy Partnership the parties herein named for the term and upon the terms, covenants, and provisions therein provided dated October 15, 1986 recorded February 26, 1988 as Auditor's File No. 8802260020.

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 Alder Ridge Div. I, recorded January 5, 1981, as Auditor's File No. 8101050022.

Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Leland H. Huggins, et ux, et al, and Rainier National Bank, recorded March 2, 1983, as Auditor's File No. 8303020011. Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

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 Short Plat SW 03-89 recorded on November 15, 1989 as Auditor's File No. 8911150003.

Municipal assessments, if any, levied by the City of Sedro Woolley. This Company suggests that inquiry be made to the City of Sedro Woolley for current assessment status.

Unrecorded leaseholds, if any, and rights of parties in possession, if any.