

When recorded return to:

Jessica Treat and Joshua Treat
456 & 452 Klinger Street
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250882

Mar 28 2025

Amount Paid \$11253.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-22621-KH

THE GRANTOR(S) **Victoria Lieske, an unmarried woman**, 9450 Prairieview Trail North, Champlin, MN 55316
,

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

in hand paid, conveys, and warrants to **Jessica Treat and Joshua Treat, a married couple**

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

Lot 1, PLAT OF WILLOW WAY, according to the plat thereof recorded June 29, 2005, under Auditor's File No.
200506290081, records of Skagit County, Washington.

Abbreviated legal description: Property 1:
Lot 1, PLAT OF WILLOW WAY

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): P123016/4863-000-001-0000

Statutory Warranty Deed
LPB 10-05

Order No.: 25-22621-KH

Page 1 of 3

Dated: 03/25/2025

Victoria Lynn Lieske

Victoria Lynn Lieske

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 25 day of March, 2025, by Victoria Lynn Lieske.

KLB
Signature

Notary

Title

My commission expires: 09/11/2027

KYLE BEAM
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210008
COMMISSION EXPIRES 09/11/2027

Notarized remotely online using communication technology via Proof.

Statutory Warranty Deed
LPB 10-05

Order No.: 25-22621-KH

Page 2 of 3

EXHIBIT A

25-22621-KH

9. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company

Dated: September 18, 1987

Recorded: October 23, 1987

Auditor's No.: 8710230063

Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;

Location: The South 30 feet of the subject property

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:

Plat/Subdivision Name: Willow Way

Recorded: June 29, 2005

Auditor's No.: 200506290081

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

11. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: June 24, 2005

Recorded: June 29, 2005

Auditor's No.: 200506290082

Executed By: Kengroup LLC, a Washington Limited Liability Company

12. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on November 16, 2009 as Auditor's File No. 200911160092.

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 AStatutory Warranty Deed
LPB 10-05

Order No.: 25-22621-KH

Page 3 of 3