

202503310102

03/31/2025 03:42 PM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor, WA

**When recorded return to:**  
Gloria H. Cerna Anaya  
Ayala-Cerna Properties LLC  
18137 State Route 9  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20250914

Mar 31 2025

Amount Paid \$24478.40  
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**  
620057929

Escrow No.: 620057929

### STATUTORY WARRANTY DEED

THE GRANTOR(S) G.D. and G.D., LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Ayala-Cerna 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.)

Ptn. Lot 4, Blk. 2, McLean's 3rd St. Addn.

Tax Parcel Number(s): P53461 / 3739-002-004-0004, P53463 / 3739-002-004-0202, P53465 / 3739-002-004-0400

Subject to:

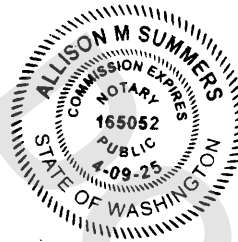
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

## STATUTORY WARRANTY DEED

(continued)

Dated: 3-26-25

G.D. and G.D., LLC

BY: [Signature]  
Shile Magee  
ManagerBY: [Signature]  
Carmen Westendorf  
ManagerState of WashingtonCounty of SkagitThis record was acknowledged before me on 3/26/25 by Shile Magee and  
Carmen Westendorf as Manager and Manager, respectively, of G.D. and G.D., LLC.[Signature]  
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 04-09-25

**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): P53461 / 3739-002-004-0004, P53463 / 3739-002-004-0202 and P53465 / 3739-002-004-0400

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PARCEL "A":

That portion of Lot 4, in Block 2, "McLEAN'S THIRD STREET ADDITION TO MT. VERNON," as per plat recorded in Volume 3 of Plats, page 66, records of Skagit County, Washington, lying South of a line which is 120 feet South of and parallel with the North line of said Lot,

EXCEPT the East 30 feet thereof.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "B":

The South 60 feet of the North 120 feet of Lot 4, EXCEPT the East 138 feet thereof, in Block 2 of "McLEAN'S THIRD STREET ADDITION TO MT. VERNON," as per plat recorded in Volume 3 of Plats, page 66, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "C":

The South 60 feet of the North 120 feet of the East 138 feet of Lot 4, Block 2, "McLEAN'S THIRD STREET ADDITION TO MT. VERNON," as per plat recorded in Volume 3 of Plats, page 66, records of Skagit County, Washington.

EXCEPT the East 30 feet thereof.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

**EXHIBIT "B"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Pacific Telephone & Telegraph Co.
Purpose:	Electric transmission and/or distribution line
Recording Date:	August 3, 1910
Recording No.:	80531
  
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Mary Finch, et al
Purpose:	Drainage ditch
Recording Date:	March 16, 1926
Recording No.:	192453
  
3. 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."
  
4. Assessments, if any, levied by Mount 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.