

When recorded return to:

Joseph R. Peninger and Kylie R. Peninger
803 Lucas Drive
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250945

Apr 02 2025

Amount Paid \$9384.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-23083-TB

THE GRANTOR(S) **Lillye Ana Lombardo and Ian Lombardo, wife and husband**, 2800 Mount Baker Highway, Bellingham, WA 98226,

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

in hand paid, conveys, and warrants to **Joseph R. Peninger and Kylie R. Peninger, husband and wife**

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

Lot 7, DUKES HILL ESTATES DIVISION NO. 3, as per plat recorded in Volume 11 of Plats, Page 10, records of Skagit County, Washington.

Abbreviated legal description: Property 1:
Lot 7, DUKES HILL ESTATES DIVISION NO. 3

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): P78717/4224-000-007-0005

Statutory Warranty Deed
LPB 10-05

Order No.: 25-23083-TB

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Dated: 3.27.2025

LillyeAna Lombardo
LillyeAna Lombardo

Ian Lombardo
Ian Lombardo

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 27th day of ~~April~~ ^{March}, 2025, by LillyeAna Lombardo and Ian Lombardo.

Scottie J Bent
Signature

Notary
Title

My commission expires: 05/10/27

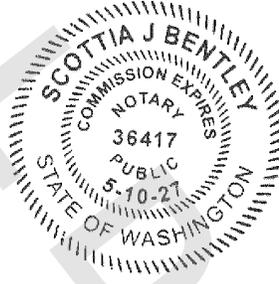


EXHIBIT A

25-23083-TB

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
4. Easements, claims of easement or encumbrances which are not shown by the public records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
6. (A) Unpatented mining claims.
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.
8. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
9. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: April 24, 1975

Recorded: April 30, 1975

Auditor's No.: 816752

Executed By: D-C Land and Development Company, Inc. and Dujardin Custom Homes, Inc.

10. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, 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: Dukes Hill Estates, Division No. 3

Statutory Warranty Deed
LPB 10-05

Order No.: 25-23083-TB

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Recorded: February 27, 1975

Auditor's No.: 814000

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. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS ADJACENT TO PROPERTY DESIGNATED AGRICULTURAL AND FORESTRY LANDS BY Skagit COUNTY.

Executed By: Donald R. Lolley and Mary K. Lolley, Trustees of the D.R./M.K. Lolley Trust, dated September 17, 1990

Recorded: February 12, 2001

Auditor's No.: 200102120096

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice

End of Exhibit A