

202504100073

04/10/2025 02:52 PM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor, WA

When recorded return to:

Third Street Properties LLC  
1200 Jameson Street  
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20251050

Apr 10 2025

Amount Paid \$12766.00  
Skagit County Treasurer  
By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

Guardian NW Title 25-22789-TB

THE GRANTOR(S) **Lester Wong and Ying Liu, a married couple**, 1206 Alpine View Drive, Mount Vernon, WA 98274,

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

in hand paid, conveys, and warrants to **Third Street Properties LLC, a Washington Limited Liability Company**

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

Lot 4, COUNTRY CLUB ADD. NO. 8, as per plat recorded in Volume 12 of Plats, pages 17 and 18, records of Skagit County, Washington.

Abbreviated legal description: Property 1:  
Lot 4, COUNTRY CLUB ADD. NO. 8

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): P80794/4377-000-004-0003

Statutory Warranty Deed  
LPB 10-05

Order No.: 25-22789-TB

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Dated: 04/09/2025

Lester Wong  
Lester Wong

Ying Liu  
Ying Liu

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 9 day of April, 2025, by Lester Wong and Ying Liu.

K. B.  
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.

**EXHIBIT A**

25-22789-TB

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, 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. (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.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. 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.  
  
(Said Exception will not be included on Extended Coverage Policies)
6. Easements, claims of easement or encumbrances which are not shown by the public records.  
  
(Said Exception will not be included on Extended Coverage Policies)
7. 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.  
  
(Said Exception will not be included on Extended Coverage Policies)
8. 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.  
  
(Said Exception will not be included on Extended Coverage Policies)
9. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:  
Name: Country Club Addition No. 8  
Recorded: May 31, 1978  
Auditor's No.: 880544
10. 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: July 25, 1978  
Recorded: July 25, 1978  
Auditor's No.: 884237

Statutory Warranty Deed  
LPB 10-05

Order No.: 25-22789-TB

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Executed By: D-C Land and Development, Inc., a Washington corporation, David Dujardin, President

Amendments thereto recorded under Auditor's File Nos. 8910250018, 9103130041 and 9905100073.

**End of Exhibit A**