

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251674

May 30 2025

Amount Paid \$2725.00
Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:

Sergio Ismael Cruz Salgado
10737 Gardner Road
Burlington, WA 98233

STATUTORY WARRANTY DEED

Guardian NW Title 25-23541-TB

P25945/340417-2-016-0005 Section 17, Township 34 North, Range 4 East - NW NW

THE GRANTOR(S) URBAN AVENUE LLC, a Washington Limited Liability Company, 800 East Aloha Street, Seattle, WA 98102,

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

in hand paid, conveys, and warrants to **Sergio Ismael Cruz Salgado, a married person**

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

PARCEL B:

THAT PORTION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION AT AN INTERSECTION WITH THE WEST LINE OF THE PACIFIC NORTHWEST TRACTION COMPANY RIGHT-OF-WAY; THENCE WEST ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 207 FEET TO THE NORTHEAST CORNER OF A TRACT CONVEYED TO ELOF SWEDBURG BY DEED RECORDED JUNE 20, 1960, UNDER AUDITOR'S FILE NO. 595709, RECORDS OF SKAGIT GOUNTY, WASHINGTON; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID PACIFIC NORTHWEST TRACTION COMPANY RIGHT-OF-WAY; THENCE NORTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

PARCEL C:

THAT PORTION OF THE ABANDONED PUGET SOUND & CASCADE RAILWAY CO. RIGHT-OF-WAY

Statutory Warranty Deed
LPB 10-05

IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE WEST LINE OF THE ABANDONED PUGET SOUND & CASCADE RAILWAY CO. RIGHT-OF-WAY:
THENCE SOUTH ALONG THE WEST LINE OF SAID ABANDONED RIGHT-OF-WAY TO THE SOUTH LINE OF SAID NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17,
THENCE EAST 10 FEET TO THE WESTERLY LINE OF THAT CERTAIN 80 FOOT STRIP OF LAND CONVEYED TO THE CITY OF MOUNT VERNON FOR STREET PURPOSES BY DEED RECORDED JUNE 26, 1958, UNDER AUDITOR'S FILE NO. 567036;
THENCE NORTH ALONG SAID STRIP CONVEYED FOR STREET PURPOSES TO A POINT EAST OF THE POINT OF BEGINNING:
THENCE WEST 10 FEET TO THE POINT OF BEGINNING.

Abbreviated legal description: Property 1:
Section 17, Township 34 North, Range 4 East - NW NW

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): P25945/340417-2-016-0005

Dated: 5-29-25

URBAN AVENUE LLC, a Washington Limited Liability Company

By: Joanne Stewart
Joanne Stewart, Member / Manager

By: Nancy Ellis
Nancy Ellis, Member / Manager

Statutory Warranty Deed
LPB 10-05

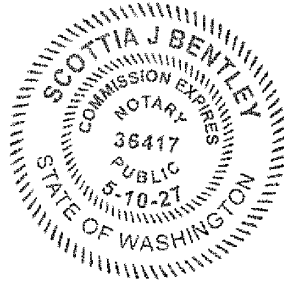
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 29th day of ~~June~~ ^{*May}, 2025, by Joanne Stewart and Nancy Ellis,
Member / Managers of URBAN AVENUE LLC.

Scottia Bentley
(Signature of notary public)
Stamp

Notary
(Title of office)

My commission expires: 05/10/27



Statutory Warranty Deed
LPB 10-05

EXHIBIT A

25-23541-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. EASEMENT, INCLUDING THE TERMS & CONDITIONS THEREOF:

IN FAVOR OF: Puget Sound Power & Light Company
DATED: April 23, 1946
RECORDED: April 26, 1946
AUDITOR'S NO.: 391108
AREA AFFECTED: South 10 feet
PURPOSE: Construct and maintain an electric transmission line

End of Exhibit AStatutory Warranty Deed
LPB 10-05

Order No.: 25-23541-TB

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