

When recorded return to:

Robert B Agustin and Elena Agustin and Germaine
Marie Agustin
715 Garfield Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251677

May 30 2025

Amount Paid \$2997.00

Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Order No.: 25-2419

Title Order No.: 25-2419-1

THE GRANTOR(S)

715 Garfield LLC, a Washington Limited Liability Company

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE
CONSIDERATION in hand paid, conveys, and warrants to

Robert B Agustin and Elena Agustin, a married couple, and Germaine Marie Agustin, a married person, as
her sole and separate property

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

**LOT 3, BLOCK A, PLAT OF GARDEN ADDITION TO MT. VERNON, AS PER PLAT RECORDED IN
VOLUME 3 OF PLATS, PAGE 34, RECORDS OF SKAGIT COUNTY, WASHINGTON.**

EXCEPT THE NORTH 50 FEET;

AND EXCEPT TRACT TO CITY OF MT. VERNON PER AUDITOR'S FILE NO. 404842.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: PTN OF LT 3, BLK A, GARDEN ADDN TO MT. VERNON

Tax Parcel No(s): P52845/3723-001-003-0104

Dated: 5/30/25

715 Garfield LLC

BY: Erin May-Emily KarlsgodtErin May-Emily Karlsgodt
ManagerBY: James Torbjorn KarlsgodtJames Torbjorn Karlsgodt
Manager

STATE OF WASHINGTON

COUNTY OF SNOHOMISH

On this 30th day of May, 2025, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Erin May-Emily Karlsgodt, and James Torbjorn Karlsgodt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and seal the day and year first above written.

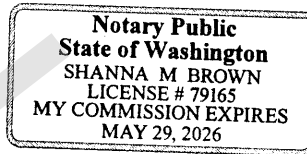
Shanna M. BrownNotary Public residing at SnohomishPrinted Name: Shanna M. BrownMy Commission Expires: May 29, 2026

EXHIBIT "A"
Legal Description

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of Garden Addition to Mt Vernon:

Recording No: 43439
2. Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording No.: 133365
3. Any loss that may arise from potential encroachments as disclosed by Skagit County Aerial Image of herein described property.
4. 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."
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.