

When recorded return to:

Sergio Ismael Cruz Salgado
10737 Gardner Road
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251682

May 30 2025

Amount Paid \$5285.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 24-20962-TB

P25764/340417-0-153-0002 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 I Cruz Salgado, a married person as his sole and separate property**

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

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 THAT IS 277 FEET WEST OF THE WEST LINE OF THE PACIFIC NORTHWEST TRACTION COMPANY RIGHT OF WAY;
THENCE SOUTH, AT RIGHT ANGLES, 82 FEET;
THENCE EAST AT RIGHT ANGLES 5 FEET;
THENCE SOUTH AT RIGHT ANGLES, TO THE SOUTH LINE OF SAID SUBDIVISION;
THENCE EAST ALONG SAID SOUTH LINE 65 FEET;
THENCE NORTH TO THE NORTH LINE OF SAID SUBDIVISION;
THENCE WEST ALONG SAID NORTH LINE 70 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS OVER AND ACROSS THAT PORTION OF THE NORTH 20 FEET OF THE 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, LYING WESTERLY OF THE WEST LINE OF THE HEREIN DESCRIBED MAIN TRACT AND LYING EASTERLY OF THE EAST LINE OF THE FORMER U. S. HIGHWAY NO. 99, (NOW RIVERSIDE DRIVE).

Statutory Warranty Deed
LPB 10-05

Order No.: 24-20962-TB

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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): P25764/340417-0-153-0002

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 / Manger

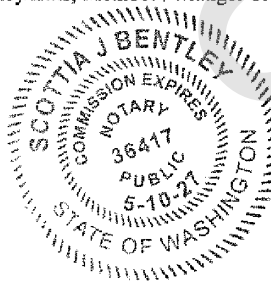
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 29th day of May, 2025, by Joanne Stewart, Member / Manager of URBAN AVENUE LLC and Nancy Ellis, Member / Manger of URBAN AVENUE LLC.

Scottia J Bentley
(Signature of notary public)
Stamp

Notary
(Title of office)

My commission expires: 05/10/27



Statutory Warranty Deed
LPB 10-05

EXHIBIT A

24-20962-TB

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 A