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06/02/2025 01:23 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251686

Jun 02 2025

Amount Paid \$8832.20

Skagit County Treasurer

By Lena Thompson Deputy

When recorded return to:

Stephanie Ramirez and Geovanni Guzman Ruiz
3630 Seneca Drive
Mount Vernon, WA 98273

STATUTORY WARRANTY DEED

Guardian NW Title 25-23455-TB

THE GRANTOR(S) John H. Rowley and Mary B. Rowley, a married couple, 7636 Uniontown Highway, Van Buren, AR 72956,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Stephanie Ramirez and Geovanni Guzman Ruiz, a married couple

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

Lot 9, "PLAT OF PARK MEADOWS", as per plat recorded in Volume 16 of Plats, pages 82 through 84, records of Skagit County, Washington.

Abbreviated legal description: Property 1:
Lot 9, Park Meadows

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): P108312/4666-000-009-0000

Statutory Warranty Deed
LPB 10-05

Order No.: 25-23455-TB

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Dated: 05/29/2025

John H. Rowley
John H. Rowley

Mary B. Rowley
Mary B. Rowley

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 29 day of June, 2025, by John H. Rowley and Mary B. Rowley.

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

25-23455-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 1—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. Exceptions and reservations contained in Deed from the State of Washington, recorded under Auditor's File No. 92096, in Volume 90 of Deeds, page 38, whereby said Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry.
10. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors on January 24, 1995 and recorded February 1, 1995, as Auditor's File No. 9502010065.
11. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by John N. Hocking, John Lund and Sandi Hocking, dated November 20, 1995 recorded November 22, 1995, as Auditor's File No. 9511220120.

Statutory Warranty Deed
LPB 10-05

12. Agreement, affecting subject property, regarding and the terms and provisions thereof between City of Mount Vernon, a municipal corporation and John N. Hocking, dated October 2, 1995, recorded October 13, 1995, as Auditor's File No. 9510130074.

13. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Park Meadows recorded October 13, 1995, as Auditor's File No. 9510130076.

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".

14. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on May 27, 2022 as Auditor's File No. 202205270341.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

End of Exhibit A