

When recorded return to:

Karen Michel Ortiz Lemus and Jose Luis Zavala  
843 East Gilkey Road  
Burlington, WA 98233

GNW 25-23560

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20251814  
Jun 12 2025  
Amount Paid \$8672.00  
Skagit County Treasurer  
By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Milo J. Lyons, an unmarried man,, 12 Peaceful Place, Sequim, WA 98382,

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

in hand paid, conveys, and warrants to Karen Michel Ortiz Lemus and Jose Luis Zavala, a married couple

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

TRACT B-3 OF SHORT PLAT NO. 49-80, APPROVED MAY 27, 1980 AND RECORDED MAY 27, 1980, IN VOLUME 4 OF SHORT PLATS, PAGE 98, UNDER AUDITORS FILE NO. [8005270028], RECORDS OF SKAGIT COUNTY, WASHINGTON; LOCATED IN THE WEST 3/4 OF THE WEST ONE HALF OF TRACT 73, PLAT OF THE BURLINGTON ACREAGE PROPERTY, AS PER PLAT RECORDED, IN [VOLUME 1 OF PLATS, PAGE 49], RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 "B" attached hereto

Tax Parcel Number(s): P62795/3867-000-073-1600

Dated: 6-10-25  
Milo J. Lyons  
Milo J. Lyons

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 10 day of June, 2025, by Milo J. Lyons.

[Signature]  
Signature

Notary  
Title

My commission expires: 6/19/25



**EXHIBIT B**

25-23560-KM

9. 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 Plat of The Burlington Acreage Property recorded January 1, 1891 in [Volume 1 of Plats at page 49], official public records of Skagit County, Washington.
10. 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 Short Plat No. 55-74 recorded October 22, 1974 as Auditor's File No. [809161].
11. 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 Short Plat No. 59-77 recorded September 15, 1977 as Auditor's File No. [864775].
12. 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 Short Plat No. 49-80 recorded May 27, 1980 as Auditor's File No. [8005270028].
13. Easement, affecting a portion of subject property for the purpose of ingress, egress, access and utilities including terms and provisions thereof granted to Gregg D. Cooley recorded on February 15, 2018 as Auditor's File No. [201802150103]
14. 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 Short Plat No. SS 1-18 of adjacent property recorded January 10, 2019 as Auditor's File No. [201901100036].
17. Municipal assessments, if any, levied by the City of Burlington.