

When recorded return to:

K & S Wilson Family, LLC  
405 South Gardner Road  
Burlington, WA, 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20251844

Jun 13 2025

Amount Paid \$10630.00

Skagit County Treasurer

By Kaylee Oudman Deputy

### STATUTORY WARRANTY DEED

Guardian NW Title 25-23528-KH

THE GRANTOR(S) **Steven L. Cobb and Lorelei L. Cobb, a married couple**,

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

in hand paid, conveys, and warrants to **K & S Wilson Family, LLC, a Washington Limited Liability Company**

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

Lot 11, PLAT OF NORTHSOUND COMMERCIAL PARK, as per plat recorded in Volume 12 of Plats, page 46, records of Skagit County, Washington.

Abbreviated legal description: Property 1:  
Lot 11, PLAT OF NORTHSOUND COMMERCIAL PARK

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): P81266/4392-000-011-0005

Statutory Warranty Deed  
LPB 10-05

Order No.: 25-23528-KH

Page 1 of 3

Dated: 6-12-25

Steven L. Cobb  
Steven L. Cobb  
Lorelei L. Cobb  
Lorelei L. Cobb

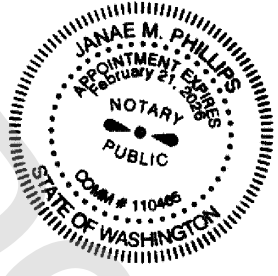
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 12<sup>th</sup> day of June, 2025, by Steven L. Cobb and Lorelei L. Cobb.

Jean Phillips  
Signature

Notary  
Title

My commission expires: 2-21-26



Statutory Warranty Deed  
LPB 10-05

Order No.: 25-23528-KH

Page 2 of 3

**EXHIBIT A**

25-23528-KH

9. The right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon.

10. Relinquishment of right of access to state highway and of light, view and air, under terms of Deed to the State of Washington, recorded March 16, 1972 under Auditor's File Number 765415.

11. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE

LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Northsound Commercial Park  
Recorded: February 14, 1979  
Auditor's No.: 896646

12. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: April 10, 1979  
Recorded: April 11, 1979  
Auditor's No.: 7904110015

Executed By: Northsound Corporation

13. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, RE: CITY OF BURLINGTON SEWER:

Declaration Dated: April 10, 1979  
Recorded: April 11, 1979  
Auditor's No.: 7904110014  
Executed By: Northsound Corporation

14. Conveyance of the water system within the "PLAT OF NORTHSOUND COMMERCIAL PARK", to Public Utility District No. 1 of Skagit County, as disclosed by Bill of Sale recorded March 20, 1979 under Auditor's File Number 7903200051.

**End of Exhibit A**

Statutory Warranty Deed  
LPB 10-05

Order No.: 25-23528-KH

Page 3 of 3