

202506250047

06/25/2025 01:20 PM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

When recorded return to:
Dominique Palmore
24930 Chase Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20251974
Jun 25 2025
Amount Paid \$7669.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620059215

CHICAGO TITLE
620059215

STATUTORY WARRANTY DEED

THE GRANTOR(S) Alpes Investments LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Dominique Palmore, a married woman as her sole and separate
property

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

ALL PTN TRACTS 10, 11 AND 12, PLAT OF CHASE ACREAGE

Tax Parcel Number(s): P64385 / 3881-000-012-1002

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED

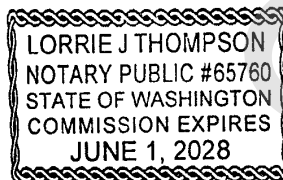
(continued)

Dated: 6/23/25

Alpes Investments LLC

BY: Alma D AguilarAlma Aguilar
ManagerBY: Pedro AguilarPedro Aguilar
ManagerBY: Avi CarreonAvi Carreon
ManagerState of WashingtonCounty of SnohomishThis record was acknowledged before me on June 23, 2025 by Alma Aguilar, Pedro Aguilar and ~~Avi Carreon~~ as Manager, respectively, of Alpes Investments LLC.Lorrie J Thompson

(Signature of notary public)

Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028

ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty DeedState of WashingtonCounty of SkagitThis record was acknowledged before me on June 24, 2025 by Avi Carreon as
Manager, respectively of Alpes Investments LLC.Lorrie J Thompson
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P64385 / 3881-000-012-1002

ALL THAT PORTION OF TRACTS 10, 11 AND 12, PLAT OF CHASE ACREAGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 64, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF THE SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 19 BEARS SOUTH 89°58'30" WEST;
THENCE NORTH 24°19'46" WEST A DISTANCE OF 199.66 FEET;
THENCE DUE NORTH A DISTANCE OF 241.90 FEET;
THENCE NORTH 88°47'25" WEST A DISTANCE OF 30.01 FEET;
THENCE DUE NORTH A DISTANCE OF 80.93 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUE DUE NORTH A DISTANCE OF 22.78 FEET;
THENCE NORTH 15°14'53" WEST A DISTANCE OF 66.49;
THENCE SOUTH 74°45'07" WEST A DISTANCE OF 82.36 FEET;
THENCE SOUTH 89°35'00" WEST A DISTANCE OF 140.13 FEET;
THENCE SOUTH 00°22'52" WEST A DISTANCE OF 59.65 FEET;
THENCE SOUTH 88°47'25" EAST A DISTANCE OF 237.49 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

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 Chase Acreage:

Recording No: 64974

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: July 1, 1959
Recording No.: 582606

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: August 6, 1962
Recording No.: 624743

4. Right of way Deed and the terms and conditions thereof:

Recording Date: June 22, 1971
Recording No.: 754375
Regarding: Chase Road

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Recording Date: January 22, 1990
Recording No.: 9001220034

Said easement was re-recorded to correct easement description under recording number 9104020063 and recording number 9205200035.

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

7. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands

EXHIBIT "B"**Exceptions
(continued)**

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."

8. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2025
Tax Account Number:	P64385 / 3881-000-012-1002
Levy Code:	1335
Assessed Value-Land:	\$177,800.00
Assessed Value-Improvements:	\$145,200.00

General and Special Taxes:	Billed:\$3,098.74
	Paid: \$1,549.43
	Unpaid:\$1,549.31

9. City, county or local improvement district assessments, if any.