

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252024

Jun 30 2025

Amount Paid \$6885.00

Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:

INFOCUS MINISTRIES, a Washington non-profit corporation
5720 204th Street Southwest, 100
Lynnwood, WA 98036

GNW 25-23237

STATUTORY WARRANTY DEEDTHE GRANTOR(S) TORTUGA I, LLC, a Washington Limited Liability Company, 10964 Bay Meadows Lane,
Burlington, WA 98233,for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to INFOCUS MINISTRIES, a Washington non-profit corporation

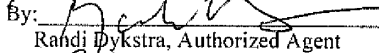
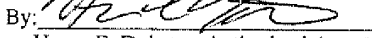
the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.Abbreviated legal description: Property 1:
Section 20, Township 34 North, Range 4 East - SE NEThis 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): P26877

Dated: 6/23/25

TORTUGA I, LLC, a Washington Limited Liability Company

By: 
Randi Dykstra, Authorized AgentBy: 
Henry E. Dykstra, Authorized Agent

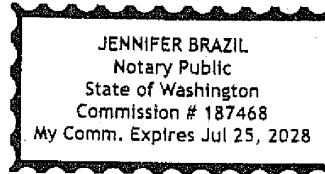
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 23 day of June, 2025, by Randi Dykstra and Henry E. Dykstra, Authorized Agents of TORTUGA 1, LLC.

Jennifer Brazil
(Signature of notary public)

Stamp

Notary Public
(Title of office)



My commission expires:

7-25-28

Statutory Warranty Deed
LPB 10-05

Order No.: 25-23237-KH

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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 120 North 18th Street, Mount Vernon, WA 98273
Tax Parcel Number(s): P26877

Property Description:

The North 100 feet of the South 235 feet of the following described tract:

The West 132 feet of the South 660 feet of the Southeast Quarter of the Northeast Quarter of Section 20, Township 34 North, Range 4 East of the Willamette Meridian;

EXCEPT that portion lying within the boundary of Division Street;

AND EXCEPT the West 35 feet thereof conveyed to the City of Mount Vernon for street purposes.

Situated in Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 25-23237-KH

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EXHIBIT B

25-23237-KH

9. Easement, including the terms and conditions thereof, disclosed by instrument(s); Recorded: June 15, 1918 Auditor's No(s): 126149, records of Skagit County, Washington In favor of: Albert W. Dwelle For: Water main Affects: As agreed upon and staked

10. Easement, including the terms and conditions thereof, disclosed by instrument(s); Recorded: September 24, 1984 Auditor's No(s): 8409240009, records of Skagit County, Washington In favor of: Leland K. Shinn and Ramona J. Shinn For: Sewer lines AMENDED by instrument(s); Recorded: May 3, 1988 Auditor's No(s): 8805030031, records of Skagit County, Washington

11. Agreement, including the terms and conditions thereof; entered into;
By: City of Mount Vernon
And Between: Skagit Pediatric Clinic
Recorded: September 27, 1988
Auditor's No. 8809270057, records of Skagit County, Washington
Providing: Standard Participation Contract

12. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded on October 8, 2007 under Auditor's File No. 200710080094.

13. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 8, 2007
Auditor's No(s): 200710080094, records of Skagit County, Washington
In favor of: NFM Associates, LLC
For: Sewer Lines
Affects: The East 10 feet of the South 169 feet of said West 132 feet of said premises

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 Survey recorded on October 19, 2007 as Auditor's File No. 200710190039.

15. 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 October 30, 2007 as Auditor's File No. 200710300116 .

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

Statutory Warranty Deed
LPB 10-05

Order No.: 25-23237-KH

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