

202507010022

07/01/2025 10:09 AM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor, WA

**When recorded return to:**

Adam L. Thurmond  
Manor 5 Investments LLC  
400 E Fairhaven Ave  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20252049

Jul 01 2025

Amount Paid \$6389.00  
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

CHICAGO TITLE

620059473

Escrow No.: 620059473

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) MVG Properties 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 Manor 5 Investments LLC, a Washington limited liability  
company

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

Lot 7, Block 41, AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH, as per plat  
recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

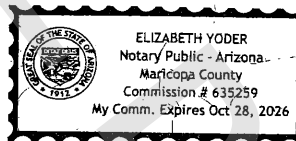
Tax Parcel Number(s): P71571 / 4076-041-007-0008

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)Dated: 6/26/2025

MVG Properties LLC

BY: Michael J. GubrudMichael J. Gubrud  
MemberBY: Victorian L. GubrudVictorian L. Gubrud  
MemberState of ARIZONACounty of MARICOPAThis record was acknowledged before me on June 26, 2025 by Michael J. Gubrud  
and Victorian L. Gubrud as Member and Member, respectively, of MVG Properties LLC.Elizabeth Yoder  
(Signature of notary public)Notary Public in and for the State of Arizona  
My appointment expires: 10/28/2026

**EXHIBIT "A"**  
Exceptions

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

Granted to: City of Burlington  
Purpose: Sewer  
Recording Date: May 12, 1947  
Recording No.: 404268

2. 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 Survey:

Recording No: 200509140113

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

4. Assessments, if any, levied by Burlington.
5. City, county or local improvement district assessments, if any.
6. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration

**EXHIBIT "A"**

Exceptions  
(continued)

of the terms.