

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252053

Jul 01 2025

Amount Paid \$6884.99
Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:

Jaden Edwards and Audrey C. Veliz
3000 Eastwind Street
Mount Vernon, WA 98273

213148-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) Erik Godines Ortiz, unmarried and Esany Perez, unmarried, each as a separate estate

for and in consideration of \$10.00 and other good and valuable consideration

in hand paid, conveys, and warrants to Jaden Edwards, an unmarried man and Audrey Veliz, an unmarried woman

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

Lot 10, "PLAT OF TJ TOWNHOUSES," as per plat recorded on November 30, 2000, under Auditor's File No. 200011300053, records of Skagit County, Washington.
Situate in County of Skagit, State of Washington

Abbreviated Legal: n/a

Tax Parcel Number(s): 4769-000-010-0000/P117597

SUBJECT TO: SEE ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HERETO.

LPB 10-05


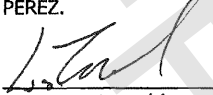
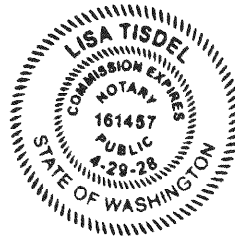
Dated: 06-26-2025
Erik Godines Ortiz
Esany PerezState of Washington
County of SkagitThis record was acknowledged before me on 10/26/25 by ERIK GODINES ORTIZ AND ESANY PEREZ.
Notary Public, Lisa TidelMy commission expires: 4/29/28

Exhibit "A"

1 of 2

Reservation of minerals by the State of Washington in Deed recorded May 20, 1908 in Volume 74 of Deeds, page 221, records of Skagit County, Washington reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

POWER OF ATTORNEY AND AGREEMENT REGARDING FORMATION OF LOCAL IMPROVEMENT DISTRICT AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon
And: Pat Senatore
Recorded: August 1, 1990
Auditor's File No.: 9008010034

Terms and Conditions of City of Mount Vernon Ordinance Nos. 2394-A and 2934 as recorded September 13, 1990 and March 2, 1999 under Auditor's File Nos. 9009130055 and 9903020122, respectively.

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Plat of TJ Townhouses
Recorded: November 30, 2000
Auditor's No.: 200011300053

DECLARATION OF AGE RESTRICTIVE COVENANT AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Pat Senatore
Recorded: September 12, 2000
Auditor's No.: 200009120118

AMENDMENT OF RESTRICTIVE COVENANTS:

Recorded: March 27, 2001
Auditor's No.: 200103270101

AMENDMENT OF RESTRICTIVE COVENANTS:

Recorded: July 31, 2003
Auditor's No.: 200307310168

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND THE TERMS AND CONDITIONS THEREOF:

Declaration Dated: October 30, 2001
Recorded: October 30, 2001
Auditor's No.: 200110300103
Executed By: Pasquale J. Senatore

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:

Recorded: May 8, 2003
Auditor's File No.: 200305080235

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity
Area Affected:
Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)
Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.
Easement No. 3: No combustible improvements shall be located with a 10 (ten) foot perimeter of the exterior surface of all of Grantee's ground mounted vaults and transformers. Easement No. 4: No vehicular access, parking or driven surfaces shall be located within a 3 (three) foot perimeter of all of Grantees' ground mounted or semi-buried vaults, pedestals, transformers and/or handholes.
Dated: Not disclosed
Recorded: September 12, 2000
Auditor's No.: 200009120116

Any question as to mis-numbered or identified condominium unit.

Exhibit "A"

2082

EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Continental Telephone Company

Area Affected: Portion of said premises

Recorded: July 22, 1977

Auditor's File No.: 861138**EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:**

Grantee: Puget Sound Energy, Inc.

Purpose: Electric transmission and/or distribution line

Area Affected: Portion of said premises

Recorded: November 5, 1985

Auditor's File No.: 8511050076**EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:**

Grantee: Puget Sound Energy, Inc.

Purpose: Electric transmission and/or distribution line

Area Affected: Portion of said premises

Recorded: July 2, 1986

Auditor's File No.: 8607020048**EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:**

In Favor Of: Public Utility District No. 1 of Skagit County

Recorded: January 27, 2000

Auditor's File No.: 200001270030

Right to Manage Natural Resource Lands Disclosure, and the terms and conditions thereof, as disclosed by instrument recorded on December 19, 2019 and May 24, 2022 under Auditor's File Nos. 201912190097 and 202205240055. Reference is made to said document for full particulars.

Municipal assessments and impact fees, if any, levied by City of Anacortes.

Assessments, if any, due and owing Eastwind Homeowner's Association.