

When recorded return to:

Yosed Tellez
23490 Pringle Street
Clearlake, WA 98235

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252290

Jul 18 2025

Amount Paid \$7685.00

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 CO.

620059439

Escrow No.: 620059439

STATUTORY WARRANTY DEED

THE GRANTOR(S) Luis Carlos Venegas and Marisela Venegas, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Kieri Maslen, an unmarried person and Yosed Tellez, an
unmarried person

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.)

LTS 1-3, BLK 6, PLAT OF THE TOWN OF CLEAR LAKE

Tax Parcel Number(s): P74787/4138-006-003-0001

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: July 14, 2025

Luis Carlos Venegas
Luis Carlos Venegas

Marisela Venegas
Marisela Venegas

State of Washington
County of Skagit

This record was acknowledged before me on 07/14/2025 by Luis Carlos Venegas and Marisela Venegas.

Jana K Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/29/2027

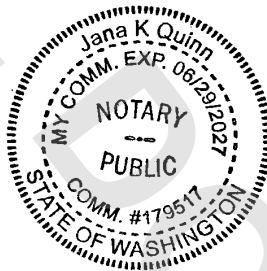


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P74787/4138-006-003-0001

LOTS 1 THROUGH 3, BLOCK 6, PLAT OF CLEAR LAKE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGES 22 AND 23, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THOSE PORTIONS OF VACATED SPRUCE STREET ADJACENT THERETO WHICH WOULD ATTACH BY OPERATION OF LAW.

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 the Plat of Clear Lake, recorded in Volume 4 of Plats, Pages 22 and 23:

Recording No.: 139859

2. Covenants, conditions and restrictions contained in Deed From Clear Lake Lumber Company, 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: April 9, 1923

Recording No.: 163397

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. City, county or local improvement district assessments, if any.