

When recorded return to:

Alejandro Anaya and Ramon Anaya
23600 Lake Street
Clear Lake, WA 98235

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252784

Aug 27 2025

Amount Paid \$5605.00
Skagit County Treasurer
By Cain Cress Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-24085-TB

THE GRANTOR(S) **Jeannie Colbert, Personal Representative of the Estate of Jeanette M. Howell, deceased**

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Alejandro Anaya, an unmarried person, and Ramon Anaya, an unmarried person**

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

Lot 4, Block 3, PLAT OF MOUNTAIN VIEW ON CLEAR LAKE, as per plat recorded in Volume 2 of Plats, page 65, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Abbreviated legal description: Property 1:
Lot 4, Block 3, Mountain View on Clear Lake

This 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 "A" attached hereto

Tax Parcel Number(s): P74900/4139-003-004-0006

Statutory Warranty Deed
LPB 10-05

Order No.: 25-24085-TB

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Dated: 8/6/25

Estate of Jeanette M. Howell

By: *Jeannie Colbert*
Jeannie Colbert, Personal Representative

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 6th day of August, 2025, by Jeannie Colbert, Personal Representative of Estate of Jeanette M. Howell.

Scottie Bentley
Signature

Notary
Title

My commission expires: 05-10-27

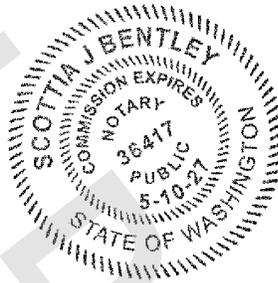


EXHIBIT A

25-24085-TB

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. (A) Unpatented mining claims.
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)
6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
9. 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 Mountain View on Clear Lake recorded on October 18, 1990 in Volume 2 of Plats, page 65.
10. VARIANCE, AND THE TERMS AND CONDITIONS THEREOF:
Variance No.: 62
Recorded: February 22, 1982
Auditor's File No.: 8202220015
Regarding: Reference is made to the record for full particulars
11. Regulatory notice/agreement regarding Parcel lies within an area or within 500 feet of land designated as
Statutory Warranty Deed
LPB 10-05

natural resource that may include covenants, conditions and restrictions affecting the subject property, recorded on March 25, 2008 as Auditor's File No. 200803250091 .

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.

12. Regulatory notice/agreement regarding Special Flood Hazard Area that may include covenants, conditions and restrictions affecting the subject property, recorded on March 25, 2008 as Auditor's File No. 200803250092 .

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.

13. SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FINDINGS OF FACT AND THE TERMS AND CONDITIONS THEREOF:

Recorded: August 26, 2008

Auditor's No.: 200808260108

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 September 2, 2008 as Auditor's File No. 200809020045.

End of Exhibit A

