

When recorded return to:
Abraham Hernandez and Quiktcia Hernandez
314 E Section Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20252835
Aug 29 2025
Amount Paid \$2565.00
Skagit County Treasurer
By Shannon Burrow Deputy

STATUTORY WARRANTY DEED

Order No.: 25-2503
Title Order No.: 620060076 Chicago Title

THE GRANTOR(S)

314 East Section, LLC, a Washington Limited Liability Company

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE
CONSIDERATION in hand paid, conveys, and warrants to

Abraham Hernandez and Quiktcia Hernandez, a married couple

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

LOT 3, BLOCK 1, ZINDORF'S FIRST ADDITION TO MOUNT VERNON, WASHINGTON, AS PER PLAT
RECORDED IN VOLUME 3 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON.
TOGETHER WITH THE EAST 2.00 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF
LOT 4, BLOCK 1, ZINDORF'S FIRST ADDITION TO MOUNT VERNON, WASHINGTON, ACCORDING
TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 12, RECORDS OF SKAGIT
COUNTY, WASHINGTON EXCEPT THE SOUTH 4.0 FEET (AS MEASURED PERPENDICULAR TO
THE SOUTH LINE) THEREOF. SURVEY AF#202309110067.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: LT 3, PTN LT 4 BLK 1, ZINDORF'S FIRST ADDN TO MOUNT VERNON,
WASHINGTON

Tax Parcel No(s): P54841 / 3768-001-003-0001

Subject To: See Attached Exhibit A

Dated: 08/28/2025

314 East Section, LLC

BY: Erin Karlsgodt
Erin Karlsgodt
ManagerBY: James Karlsgodt
James Karlsgodt
ManagerSTATE OF Washington County OF King

On this 28th day of August, 2025, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Erin Karlsgodt and James Karlsgodt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and seal the day and year first above written.

Notary Public residing at SeattlePrinted Name: Karolyn PetersonMy Commission Expires: 01/30/2027

KAROLYN PETERSON
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 24639
COMMISSION EXPIRES 01/30/2027

Notarized remotely online using communication technology via Proof.

EXHIBIT "A"

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 Zindorf's First Addition to Mount Vernon Washington:
Recording No: Volume 3 Page 12
2. Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof
Recording Date: September 11, 2023
Recording No.: 202309110066
3. 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 for Boundary Line Adjustment :
Recording No: 202309110067
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. Assessments, if any, levied by Mt Vernon.
6. City, county or local improvement district assessments, if any.

