

When recorded return to:

Evans Kimori and Harriet Kimori
10193 35th Place Northeast
Lake Stevens, WA 98258

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252890

Sep 04 2025

Amount Paid \$4525.00
Skagit County Treasurer
By Cain Cress Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-23408-TB

THE GRANTOR(S) **ELK PROPERTIES, L.L.C.**, a Washington Limited Liability Company

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

in hand paid, conveys, and warrants to **Evans Kimori and Harriet Kimori, a married couple**

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

Parcel #P74600 (Parcel B), Survey recorded on August 19, 2025 as Auditor's File No. 202508190023, records of Skagit County, Washington; being a portion of Lots 1, 2, 17 and 18, Block 15, and Lots 1 through 6, inclusive, and Lot 18, Block 19, together with vacated streets, PLAT OF THE TOWN OF MONTBORNE, as per Plat recorded in Volume 2 of Plats, Page 80, Records of Skagit County, Washington.

Abbreviated legal description: Property 1:

Ptn. Lots 1, 2, 17 & 18, Block 15, Lots 1-6, & 18, Block 19, PLAT OF THE TOWN OF MONTBORNE (aka Parcel #P74600/Parcel B, Survey 202508190023)

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): P74600/4135-015-018-0008

Statutory Warranty Deed
LPB 10-05

Order No.: 25-23408-TB

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Dated: 9-3-25

ELK PROPERTIES, L.L.C., a Washington Limited Liability Company

By: Terri Cook
Terri Cook, Member/Manager

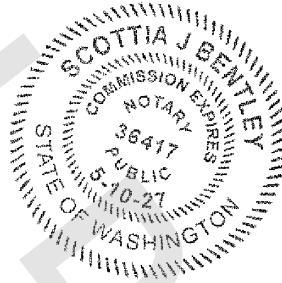
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 3rd day of *September, 2025, by Terri Cook, Member/Manager of ELK PROPERTIES, L.L.C..

Scottie Bee
(Signature of notary public)
Stamp

Notary
(Title of office)

My commission expires: 05/10/27



Statutory Warranty Deed
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EXHIBIT A

25-23408-TB

9. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: May 3, 2006

Auditor's No.: 200605030154 and 200605030159

Affects: Block 19

10. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS. Recorded: May 3, 2006 Auditor's No.: 200605030155 and 200605030161 Affects: Portions of Block 15

11. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: April 9, 2008

Auditor's No.: 200804090063

Regarding: Preliminary Plat Recommendation

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. Affects Blocks 16, 18 and other property

12. Reservations, provisions and/or exceptions contained in instrument executed by Skagit County, a Political Subdivision of the State of Washington, recorded August 26, 2019 as Auditor's File No. 201908260136. Affects all vacated streets and alleys.

13. Private rights of access and utilities, if any, over vacated streets lying within the subject property.

14. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey

Recorded: July 23, 2021

Auditor's No.: 202107230162

15. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded on August 16, 2022, as Auditor's File No. 202208160016.

16. Easement, affecting a portion of subject property for the purpose of Protected Critical Area Easement (Pcae) including terms and provisions thereof granted to Skagit County recorded on December 10, 2024 as Auditor's File No. 202412100055

17. Declaration of easements, covenants, conditions and restrictions, together with road maintenance agreement, including the terms and conditions thereof recorded on December 10, 2024 as Auditor's File No.

Statutory Warranty Deed
LPB 10-05

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202412100056

18. 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 SKAGIT COUNTY SHORT PLAT NO. PL21-0560 recorded on December 10, 2024 as Auditor's File No. 202412100057

19. Lot certification, including the terms and conditions thereof, recorded on June 13, 2025 as Auditor's File No. 202506130051. Reference to the record being made for full particulars. The company makes no determination as to its affects.

20. 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 August 19, 2025 as Auditor's File No. 202508190023.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

21. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded on August 19, 2025 under Auditor's File No. 202508190024.

End of Exhibit A