

When recorded return to:

J Jesus Manzo Mendoza and Yolanda Madrigal
Manzo
8008 My Way
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253013

Sep 12 2025

Amount Paid \$17538.00
Skagit County Treasurer
By Cain Cress Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245473478

STATUTORY WARRANTY DEED

THE GRANTOR(S) Raymond P Tompkins and Renee J Kitchener, as Co-Trustees of The Raymond P. Tompkins & Dolly L. Tompkins Revocable Living Trust

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration
in hand paid, conveys and warrants to J Jesus Manzo Mendoza and Yolanda Madrigal Manzo, a married couple

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.)

LT 3 & PTN LT 4, SKAGIT COUNTY SHORT PLAT NO. 93-068, REC NO. 9401130096, BEING A PTN

SW 1/4, SEC 6-35-5E, W.M

Tax Parcel Number(s): P38558, P104621, 350506-3-003-0017, 350506-3-003-0300

Subject to:

Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: State of Washington

Recording Date: July 6, 1907

Recording No.: 63009

Executed By: the Wolverine Company, a corporation

STATUTORY WARRANTY DEED
(continued)

Easement or right-of-way for electric transmission and distribution line disclosed by Instrument recorded in Skagit County and the terms and conditions thereof: :

Recorded: June 5, 1946

Recording No.: 392629

Grantee: United States of America

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Pipeline Corporation, a Delaware corporation

Purpose: construct, maintain, etc. a pipeline

Recording Date: September 14, 1956

Recording No.: 541514

Affects: 75 foot strip, the exact location of which is not disclosed of record

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: El Paso Natural Gas Company

Purpose: ingress and egress, to construct driveways, utility lines and drain tile lines

Recording Date: December 13, 1965

Recording No.: 675911

Affects: exact location and extent of easement is undisclosed of record

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 Short Plat No. 85-78:

Recording No: 888892

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company

Purpose: electric transmission and or distribution line

Recording Date: August 5, 1993

Recording No.: 9308050085

Affects: a westerly portion of said premises

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 Short Plat 93-068:

Recording No: 9401130096

STATUTORY WARRANTY DEED
(continued)

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:
Recording No: 9904020189

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Northwest Pipeline Corporation
Purpose: ingress, egress and pipeline
Recording Date: May 17, 2002
Recording No.: 200205170119
Affects: Lot 4

Memorandum of Timber Sale Agreement and the terms and conditions thereof:

Recording Date: May 17, 2002
Recording No.: 200205170120
Affects: Lot 4

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights

STATUTORY WARRANTY DEED

(continued)

Dated: 9-9-25

Raymond P Tompkins and Renee J Kitchener, as Co-Trustees of The Raymond P. Tompkins & Dolly L. Tompkins Revocable Living Trust

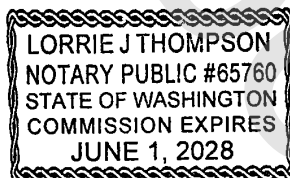
BY: [Signature]
Raymond P Tompkins
Co-TrusteeBY: [Signature]
Renee J. Kitchener
Co-TrusteeState of WashingtonCounty of SkagitThis record was acknowledged before me on September 9, 2025 by Raymond P Tompkins and Renee J. Kitchener as Co-Trustees of The Raymond P. Tompkins & Dolly L. Tompkins Revocable Living Trust.[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

EXHIBIT "A"
Legal Description

LOTS 3 AND 4 OF SKAGIT COUNTY SHORT PLAT NO. 93-068, AS APPROVED JANUARY 10, 1994, RECORDED JANUARY 13, 1994 UNDER AUDITOR'S FILE NO. 9401130096, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M. EXCEPT THAT PORTION OF LOT 4 DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 00°10'17" WEST ALONG THE EAST LINE THEREOF, 831.79 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE SOUTH 89°49'43" WEST, 40.31 FEET;
THENCE SOUTH 03°20'08" WEST, 111.75 FEET;
THENCE SOUTH 00°10'17" EAST, 140.05 FEET TO THE NORTHWESTERLY LINE OF FRUITDALE ROAD;
THENCE NORTH 41°55'51" EAST, 70.31 FEET TO EAST LINE OF SAID SUBDIVISION;
THENCE NORTH 00°10'17" WEST, 199.43 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.
EXCEPT THAT PORTION OF LOT 4 LYING SOUTH OF FRUITDALE ROAD.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.