

When recorded return to:

Aaron Miller
609 Virginia Avenue
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253053

Sep 17 2025

Amount Paid \$7029.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-24296-TB

THE GRANTOR(S) Maria Aide Cornejo, an unmarried person, and Roxana Karen Magana Cornejo, an unmarried person

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Aaron Miller, an unmarried person

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

Lot 3, Block B-1, GREENSTREET'S SECOND ADDITION TO SEDRO WOOLLEY, as per plat recorded in Volume 6 of Plats, page 44, records of Skagit County, Washington.

Abbreviated legal description: Property 1:

Lot 3, Block B-1, GREENSTREET'S SECOND ADDITION TO SEDRO WOOLLEY

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): P76462/4160-001-003-0003

Statutory Warranty Deed
LPB 10-05

Order No.: 25-24296-TB

Page 1 of 3

Dated: 09/16/2025

Maria Aide Cornejo
Maria Aide Cornejo

Roxana Karen Magna Cornejo
~~Roxana Karen Magna Cornejo~~

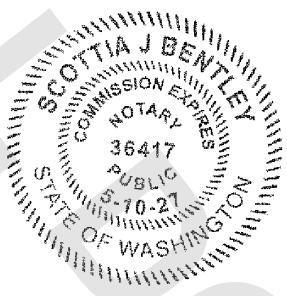
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 16th day of September, 2025, by Maria Aide Cornejo and ~~Roxana Karen Magna Cornejo~~.

Scott J Bent
Signature

Notary
Title

My commission expires: 05/10/27



Dated: 9/16/2025

Roxana Karen Magana Cornejo
Roxana Karen Magana Cornejo

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 16 day of September, 2025, Roxana Karen Magana Cornejo

Peggy A. Land
Signature

Notary
Title

My commission expires: June 16, 2029

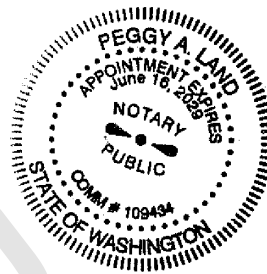


EXHIBIT A

25-24296-TB

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 GREENSTREETS 2ND ADDITION TO SEDRO WOOLLEY recorded on September 19, 1950 as Auditor's File No. 451108.

10. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on August 14, 2018 as Auditor's File No. 201808140111 .

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.

End of Exhibit A