

When recorded return to:

Concepcion Contreras Santana and Cipriano
Guzman Santos
2890 N Oak Harbor #301
Oak Harbor, WA 98277

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253169

Sep 29 2025

Amount Paid \$325.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 500162592

STATUTORY WARRANTY DEED

THE GRANTOR(S) Strait Vistas LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Concepcion Contreras Santana and Cipriano Guzman Santos, a
married couple

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

LOTS "A" THROUGH "H", INCLUSIVE, SUPPLEMENTAL PLAT 1 OF GARDEN ADDITION TO
BAKER, NOW CONCRETE, ACCORDING TO THE PLAT RECORDED IN VOLUME 4 OF PLATS
AT PAGE 3, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P70616/4050-004-098-0006, P70617/4050-004-099-0005

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED

(continued)

Dated: Sept. 26, 2025

Strait Vistas LLC

BY: [Signature]Christopher Roggenbuck
ManagerState of WACounty of SnodgrassThis record was acknowledged before me on Sept. 26, 2025 by Christopher Roggenbuck as Manager of Strait Vistas LLC.[Signature]
(Signature of notary public)Notary Public in and for the State of WAMy appointment expires: 9-4-2026

NOTARY PUBLIC
STATE OF WASHINGTON
SHARON E. SCHOONOVER
License Number 173976
My Comm. Exp. 09-04-2026

EXHIBIT "A"

Exceptions

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 Supplemental Plat I Garden Add. to Baker:

Recording No: Volume 4, Page 3

2. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

3. Assessments, if any, levied by City of Concrete.
4. City, county or local improvement district assessments, if any.
5. Notice of Moratorium on Non-Forestry use of Land and the terms and conditions thereof:

Recording Date: September 7, 2001
Recording No.: 200109070067