

When recorded return to:

Carmen Valencia and Eddy Ulises Martinez
22484 Grip Road
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253359

Oct 14 2025

Amount Paid \$12781.81
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-24080-TB

THE GRANTOR(S) **Vernon Dean Counsellor, II and Bethanna Meresha Counsellor, husband and wife**

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

in hand paid, conveys, and warrants to **Carmen Valencia, an unmarried woman, and Eddy Ulises Martinez, an unmarried person**

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

TRACT 4 OF SKAGIT COUNTY SHORT PLAT NO. 20-80 AS APPROVED APRIL 2, 1980, AND RECORDED APRIL 3, 1980, IN VOLUME 4 OF SHORT PLATS, PAGE 61, UNDER AUDITOR'S FILE NO. 8004030007, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE EAST HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated legal description: Property 1:
SECTION 2, TOWNSHIP 35 NORTH, RANGE 4 EAST - SE NE (AKA TR 4 SP 20-80)

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): P35637/350402-1-005-0303

Statutory Warranty Deed
LPB 10-05

Order No.: 25-24080-TB

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Dated: 10/13/2025

Vernon Dean Counsellor
 Vernon Dean Counsellor

Bethanna Meresha Counsellor *BINC*
 Bethanna Meresha Counsellor

Bethanna Meresha Counsellor

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 13th day of October, 2025, by Vernon Dean Counsellor, II and Bethanna Meresha Counsellor.

Scottie Bens
Signature

Notary
Title

My commission expires: 05/10/27



EXHIBIT A

25-24080-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 Short Plat No. 20-80 recorded on April 3, 1980 as Auditor's File No. 8004030007.

10. Lot certification, including the terms and conditions thereof, recorded on August 21, 2008 as Auditor's File No. 200808210054. Reference to the record being made for full particulars. The company makes no determination as to its affects.

11. Regulatory notice/agreement regarding Special Use Permit / Temporary Mobile Home that may include covenants, conditions and restrictions affecting the subject property, recorded on January 2, 2009 as Auditor's File No. 200901020001 .

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.

Said Special Use Permit was amended by instrument recorded January 24, 2022 as Auditor's File No. 202201240125.

12. 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 May 24, 2021 as Auditor's File No. 202105240174.

13. 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 September 17, 2021 as Auditor's File No. 202109170113 .

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

Statutory Warranty Deed
LPB 10-05