

When recorded return to:  
Karrie Roberts  
3116 Dakota Drive  
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620060290

CHICAGO TITLE

620060290

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20253390

Oct 16 2025

Amount Paid \$10007.00  
Skagit County Treasurer  
By BELEN MARTINEZ Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Joshua Laitila and Debbie D. Laitila, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Karrie Roberts, an unmarried person and Juan Alvarado, an  
unmarried person

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

LOT 21, PLAT OF EASTGATE SOUTH, ACCORDING TO THE PLAT THEREOF, RECORDED  
JANUARY 6, 2006, UNDER AUDITOR'S FILE NO. 200601060119, 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): P123927 / 4881-000-021-0000

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: 10/07/2025

Joshua Laitila

Joshua Laitila

Debbie D. Laitila

Debbie D. Laitila

State of WashingtonCounty of SnohomishThis record was acknowledged before me on 10/07/2025 by Joshua Laitila and  
Debbie D. Laitila.Taylor K. Samuel

(Signature of notary public)

Notary Public in and for the State of WashingtonMy appointment expires: 10/23/2027

TAYLOR K. SAMUEL  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION # 23035522  
COMMISSION EXPIRES 10/23/2027

Notarized remotely online using communication technology via Proof.

**EXHIBIT "A"**  
Exceptions

1. Reservations and recitals contained in the Deed as set forth below:

Grantee: W.M. Lindsey and Emma S. Lindsey, husband and wife  
 Recording Date: April 17, 1902  
 Recording No.: 39602, Volume 44 of Deeds, page 499

Said document provides for, among other things, the following: Excepting and reserving all petroleum, gas, coal and other valuable minerals with right of entry to take and remove the same.

2. 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. 8-80:

Recording No: 8005300027

3. 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: 9105100035

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

Granted to: Puget Sound Energy, Inc., a Washington corporation  
 Purpose: Utility systems for purposes of transmission, distribution and sale of gas and electricity  
 Recording Date: December 5, 2005  
 Recording No.: 200512050116  
 Affects:

Easement No. 1:

All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2:

A strip of land 10 feet in width across all lots, tracts and open spaces located within the above

**EXHIBIT "A"**Exceptions  
(continued)

described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

5. 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 Plat of Eastgate South:

Recording No: 200601060119

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. Assessments, if any, levied by Mt Vernon.
8. City, county or local improvement district assessments, if any.