

When recorded return to:
Alejandro Torres-De La Cruz
7311 State Route 9
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20253417
Oct 17 2025
Amount Paid \$13567.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620060228

CHICAGO TITLE
620060228

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donald E. Poet and Arlene R. Poet, 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 Alejandro Torres-De La Cruz, a married man as his separate estate and Alma Delia Larreta Leyva, an unmarried person

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.)

PTN GOVT LT 2, SEC 7-35-5E, W.M.

Tax Parcel Number(s): P38589 / 350507-0-005-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 10/16/25

Donald E. Poet

Donald E. Poet

Arlene R. Poet

Arlene R. Poet

State of Washington

County of SKagit

This record was acknowledged before me on October 16, 2025 by Donald E. Poet and Arlene R. Poet.

Lorrie J Thompson

(Signature of notary public)

Notary Public in and for the State of Washington

My appointment expires: 6-1-2028

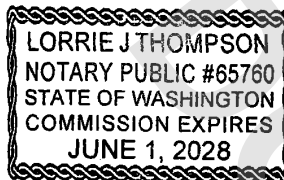


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P38589 / 350507-0-005-0002

THAT PART OF THE SOUTH 10 ACRES OF THE NORTH HALF OF GOVERNMENT LOT 2,
SECTION 7, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, LYING
WEST OF THE OLD RAILROAD GRADE (NOW COUNTY ROAD);

EXCEPT THAT PORTION THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES
BY DEED DATED AUGUST 16, 1926, AND RECORDED SEPTEMBER 11, 1926, UNDER
AUDITOR'S FILE NO. 197145, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

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

Recording Date: May 25, 1917
Recording No.: 119197

Said document provides for, among other things, the following:

Reserving, however, unto said party of the first part and to its successors and assigns its rights to all oils, gases, coal, minerals, metals and fossils of every name and nature which may be in, or upon said land or any part thereof with the right of entry upon said land to prospect and explore for oil, gases, coal, minerals, metals, and fossils of every name and nature and to take, mine and remove the same, provided however, said party of the second part, his heirs and assigns shall be reasonably compensated for all damage done to the surface and soil of said land and the improvements thereon.

Subject however, to any and all easements, rights of way or privileges which may have been heretofore sold, granted, condemned or acquired in any lawful manner to or by any municipality, person, firm, corporation or the public, over, across, upon or through any of said lands or any part thereof for private, public, county or state roads, street, railroads, logging roads, telephone or telegraph lines, electric power or light lines, ditches, dikes, flumes, pipe line, docks, booms or any other rights of way or easements or privileges for cutting and removing timber and rafting and storing logs.

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

Granted to: Puget Sound Power & Light Company, a Washington corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: November 29, 1989
Recording No.: 8911290069
Affects: Being located as constructed

3. Accessory Dwelling Unit and the terms and conditions thereof:

Recording Date: January 10, 2007
Recording No.: 200701100117

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: To construct, operate, maintain, repair, replace, improve, remove, and enlarge one or more utility systems for purposes of transmission, distribution and sale of electricity.
Recording Date: June 6, 2016

EXHIBIT "B"Exceptions
(continued)

Recording No.: 201606060150
Affects: A portion of said premises

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

Granted to: Zply Fiber Northwest, LLC, a Delaware limited liability company
Recording Date: March 4, 2024
Recording No.: 202403040065
Affects: A portion of said premises

6. Utility Easement Agreement and the terms and conditions thereof:

Executed by: Donald E. Poet and Arlene R. Poet, husband and wife and Wavedivision Holdings, LLC, a Delaware limited liability company
Recording Date: March 28, 2024
Recording No.: 202403280155
Affects: A Portion of said premises

7. Temporary Easement and the terms and conditions thereof:

Recording Date: May 13, 2024
Recording No.: 202405130076

8. Temporary Easement and the terms and conditions thereof:

Recording Date: September 3, 2025
Recording No.: 202509030074

9. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. City, county or local improvement district assessments, if any.