

When recorded return to:

Jorge A. Zafra and Connie Dunn Zafra
5649 Parkridge Place
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253509

Oct 24 2025

Amount Paid \$15080.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

GNW 25-24742

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jonathan Forest Dippold and Erin Kay Dippold, a married couple, 371 Cameron Station Boulevard, Alexandria, VA 22304,

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

in hand paid, conveys, and warrants to Jorge A. Zafra and Connie Dunn Zafra, husband and wife

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Sections 32, Township 36 North, Range 4 East - SE (aka Tr. 2 of 5-Acre Parcel Map No. 518-81)

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 "B" attached hereto

Tax Parcel Number(s): P50517

Dated: 10/17/2025

Jonathan Forest Dippold
Jonathan Forest Dippold

Erin Kay Dippold
Erin Kay Dippold

Statutory Warranty Deed
LPB 10-05

Order No.: 25-24742-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 17th day of October, 2025, by Jonathan Forest Dippold and Erin Kay Dippold.

KAB
Signature

Notary
Title

My commission expires: 09/11/2027

KYLE BEAM
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210008
COMMISSION EXPIRES 09/11/2027

Notarized remotely online using communication technology via Proof.

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 5649 Parkridge Place, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P50517

Property Description:

Tract 2 of that certain 5-Acre Parcel Map No. 518-81, entitled "HIDDEN MEADOWS" approved July 6, 1981, and recorded July 7, 1981, under Auditor's File No. 8107070003, in Volume 5 of Short Plats, Pages 91, 92 and 93, records of Skagit County, Washington, being a portion of Sections 32 and 33, Township 36 North, Range 4 East, W.M., and Section 4, Township 35 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across certain roadways, shown as set forth in Declaration of Easements, Covenants and Road Maintenance Agreement recorded under Auditor's File No. 8109140012, records of Skagit County, Washington.

EXHIBIT B

25-24742-KH

9. An easement granted by J.A. Wear and Mary Wear, husband and wife, to Ernest Baumgarner, dated January 9, 1940, and recorded March 3, 1947, as Auditor's File No. 401580, in Volume 216 of Deeds, Page 333, as follows :

"For and in consideration of the sum of \$50.00, in hand paid by Ernest Baumgarner, I hereby grant unto said party the right to establish and maintain a ditch and drain from his property (approximately 25 acres) int my ditch on the land known as the Fredricks property in German Prairie frdm this date on, in Section 32, Township 36 North.

10. Reservation of all oil and minerals in favor of Joseph F. Fredericks et ux, in the South 1/2 of the South 1/2 of the Southwest 1/4 of Section 3, Township 36 North, Range 4 East, W.M. , as reserved in Deed dated June 8, 1939, and recorded September 15, 1955, under Auditor's File No. 524149, records of Skagit County.

11. Terms, conditions, provisions and easements contained in instruments through which title is claimed, dated February 1, 1967, and recorded February 10, 1967, under Auditor's File No. 694652, and dated February 10, 1967, and recorded May 15, 1979, under Auditor's File No. 7905150064, records of Skagit County, Washington.

12. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Park Lane Resources, Inc., a Washington Corporation, recorded July 7, 1981 as Auditor's File No. 8107070002.

Above covenants, conditions and restrictions were amended and recorded April 1, 1982 as Auditor's File No. 8204010025.

13. 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. 518-81 recorded July 7, 1981 as Auditor's File No. 8107070003.

14. Declaration of easements, covenants and road maintenance agreement, including the terms and conditions thereof recorded September 14, 1981 as Auditor's File No. 8109140012

15. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded February 19, 1982, as Auditor's File No. 8202190001.

16. "Abandonment of Easement", recorded August 30, 1983, under Auditor's File No. 8308300044. The Company is unable to determine from said instrument what easement is being removed.

17. Regulatory notice/agreement regarding Conditional Agreement - Alternative Sewage System Installations that may include covenants, conditions and restrictions affecting the subject property, recorded on February 28, 1991 as Auditor's File No. 9102280062 .

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.

18. Terms and conditions of Letter, recorded January 27, 1995 as Auditor's File No. 9501270036.

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19. Title notification that the subject property is adjacent to property designated Native Growth Protection Area lands by Skagit county executed by Corbin and Deborah Volluz, recorded July 2, 1998 as Auditor's File No. 9807020089. Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

From: wiretransfer@bankencore.com
Sent: Tue, 14 Oct 2025 15:34:36 -0500 (CDT)
To: Escrow
Subject: Wire Transfer of Funds Notice - Incoming Wire - Incoming_2025-10-14_1825

**** This is an external eMail, so "Handle with Care" ****

Wire Transfer of Funds Notice for an Incoming Wire
On 10/14/2025 We Credited Your Account xxxxxx570 for \$501,218.06

Dear GUARDIAN NORTHWEST TITLE AND ESCRO,
Your wire transfer from CHICAGO TITLE COMPANY OF WASHINGTON has posted to your account.

Processing Date: 10/14/2025
Wire Reference Number: #1825
Wire Amount: \$501,218.06

Beneficiary Name: GUARDIAN NORTHWEST TITLE AND ESCRO
Beneficiary Account Number: xxxxxx570

Originator Name: CHICAGO TITLE COMPANY OF WASHINGTON
Originator to Beneficiary Info: FN 245474304 PO 25-24742-KH FBO CONNIE ZAFRA AND JORGE ZAFRA,
25-24742-KH PROPADDR 5649 PARK RIDGE PLACE, SEDRO WOOLLEY, WA 98284

Additional Info for Beneficiary:

IMAD: 20251014IIQ73AGC006178

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