

When recorded return to:

SDA Inc.
5655 South Yosemite Street, Ste 460
Greenwood Village, CO 80111

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253671

Nov 10 2025

Amount Paid \$3845.00

Skagit County Treasurer

By BELEN MARTINEZ Deputy

GNW 25-24856

STATUTORY WARRANTY DEED

THE GRANTOR(S) Frederick Stark and Kathleen Stark, husband and wife, 18358 Peregrine Lane, Mount Vernon, WA 98274,

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

in hand paid, conveys, and warrants to SDA Inc., a Colorado Corporation

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:
Section 17, Township 34 North, Range 4 East - NE SW (aka Lot 1 MV-BSP-02-001)

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): P121636

Dated: 11/10/25

Frederick Stark

Frederick Stark

Kathleen Stark 11/10/25

Kathleen Stark

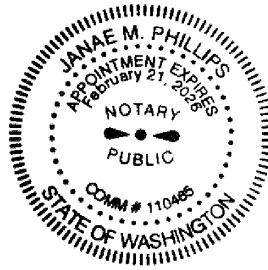
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 10th day of November, 2025, by Frederick Stark and Kathleen Stark.

Signature

Title

My commission expires: 2-21-26



Statutory Warranty Deed
LPB 10-05

Order No.: 25-24856-KH

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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1500 Leigh Way, Mount Vernon, WA 98273
Tax Parcel Number(s): P121636

Property Description:

Lot 1 of Binding Site Plan No. MV-BSP-02-001, approved May 11, 2004, recorded May 26, 2004, under Skagit County Auditor's File No. 200405260057, being a portion of the Southwest ¼ of Section 17, Township 34 North, Range 4 East, W.M.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

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9. Easement, affecting a portion of subject property for the purpose of sewer lines including terms and provisions thereof granted to City of Mount Vernon recorded June 26, 1958 as Auditor's File No. 567039.

Said Easement rights appear to lie within Roosevelt Avenue along the South line of the subject.

10. Agreement, affecting subject property, regarding deference of improvements in exchange for future improvements, and/or, support for a L.I.D. and the terms and provisions thereof between Ellie Leigh and City of Mount Vernon (by implication), recorded April 26, 1984 as Auditor's File No. 8404260019.

11. 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 Mount Vernon Short Plat No. MV-4-84 recorded April 20, 1984 as Auditor's File No. 8404200015..

12. Easement, affecting a portion of subject property for the purpose of matters pertaining to a drainage system including terms and provisions thereof granted to James M. Scott, et ux, recorded April 12, 1994 as Auditor's File No. 9404120131.

Said easement was modified and some rights eliminated and others addeded pursuatn to document recorded as Auditor's File No. 200405070080.

13. 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 12, 2001, as Auditor's File No. 200102120127.

14. 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 MV-BSP-02-001 recorded May 26, 2004 as Auditor's File No. 200405260057.

Statutory Warranty Deed
LPB 10-05

Order No.: 25-24856-KH

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