

When recorded return to:
Eduardo Nuno and Maria Nuno
10614 Collins Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260309
Feb 05 2026
Amount Paid \$8005.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620061014

Escrow No.: 620061014

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joel Lunz, a single man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Eduardo Nuno and Maria Nuno, a married couple

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

Lots 15, 16 and 17, Block 39, AMENDED PLAT OF BURLINGTON, according to the plat thereof recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P71561 / 4076-039-017-0000

Subject to:

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

STATUTORY WARRANTY DEED

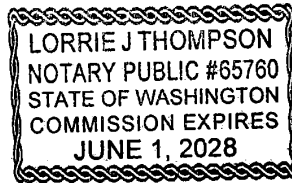
(continued)

Dated: 02/04/2026

Cheri A. Noyes
Cheri A. Noyes as Co-Guardians/ Conservator of Joel Lunz

Gregory R. Lunz
Gregory R. Lunz as Co-Guardians/ Conservator of Joel Lunz

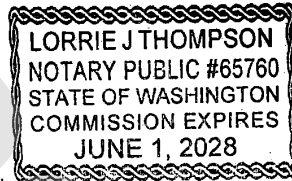
State of Washington
County of SKAGIT



This record was acknowledged before me on 2-4-2026 by
Cheri A. Noyes
as Co-GUARDIANS/CONSERVATOR of
Joel Lunz

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 6-1-2028

State of Washington
County of SKAGIT



This record was acknowledged before me on 2-4-2026 by
Gregory R. Lunz
as Co-GUARDIANS/CONSERVATOR of
Joel Lunz

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 6-1-2028

EXHIBIT "A"
Exceptions

1. Agreement regarding Party Wall, including the terms, covenants and provisions thereof
Recording Date: December 5, 1911
Recording No.: 87873
2. Agreement regarding Party Wall, including the terms, covenants and provisions thereof
Recording Date: February 16, 1938
Recording No.: 299253
No copy available
3. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."
4. Assessments, if any, levied by City of Burlington.
5. City, county or local improvement district assessments, if any.
6. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

