

When recorded return to:

Adilene Calderon and Victor Alfonso Cervantes
4605 Hidden Lake Loop
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261266

Apr 28 2026

Amount Paid \$9206.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 26-25797-TB

THE GRANTOR(S) **Gerardo Roman Hernandez, a married man**

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

in hand paid, conveys, and warrants to **Adilene Calderon, an unmarried person, and Victor Alfonso Cervantes, an unmarried man**

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

Lot 41, SKAGIT HIGHLANDS, DIVISION 1, a Planned Unit Development, recorded on August 16, 2005, under Auditor's File No. 200508160182, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Abbreviated legal description: Property 1:
Lot 41, SKAGIT HIGHLANDS, DIV. 1

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 "A" attached hereto

Tax Parcel Number(s): P123181/4867-000-041-0000

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Dated: 4-24-26

Gerardo Roman Hernandez
Gerardo Roman Hernandez

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 24th day of April, 2026, by Gerardo Roman Hernandez and Maria D. Rocha De Roman.

Scottia J Bentley
Signature

Notary
Title

My commission expires: 05/10/27

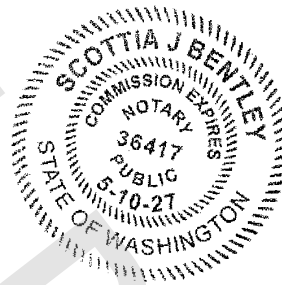


EXHIBIT A

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11. Reservations, provisions and/or exceptions contained in instrument executed by W.M. Lindsey, and Emma S. Lindsey, husband and wife, recorded May 22, 1902 as Auditor's File No. 40025.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

12. Reservations, provisions and/or exceptions contained in instrument executed by W.M. Lindsey, and Emma S. Lindsey, husband and wife, recorded May 30, 1903 as Auditor's File No. 43547.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

13. Agreement, affecting subject property, regarding Development and the terms and provisions thereof between City of Mount Vernon and MVA, Inc., recorded June 21, 2001 as Auditor's File No. 200106210002.

14. Agreement, affecting subject property, regarding Storm Drainage Release Easement and the terms and provisions thereof between Georgia Schopf, as her separate estate and MVA, Inc., recorded July 27, 2001 as Auditor's File No. 200107270065.

15. Agreement, affecting subject property, regarding Mitigation and the terms and provisions thereof between Sedro Woolley School District No. 101 and MVA, Inc., recorded July 27, 2001 as Auditor's File No. 200107270077.

16. Agreement, affecting subject property, regarding Developer Extension and the terms and provisions thereof between MVA, Inc. and City of Mount Vernon, recorded August 22, 2001 as Auditor's File No. 200108220046.

17. Terms and conditions of Shoreline Substantial Development Permit No. PL01-0560, recorded May 23, 2002 as Auditor's File No. 200205230079.

The above appears to be amended according to a document, recorded June 3, 2002, as Auditor's File No. 200206030153.

18. 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 March 1, 2005, as Auditor's File No. 200503010068.

19. 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 Skagit Highlands Division No. 1 recorded August 16, 2005 as Auditor's File No. 200508160182.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

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20. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Skagit Highlands, L.L.C., recorded August 17, 2005 as Auditor's File No. 200508170113.

The above appears to be amended according to documents recorded April 6, 2006, May 25, 2006, May 26, 2006, July 25, 2006, June 4, 2008, October 16, 2008, and October 21, 2015, as Auditor's file No. 200604060049, 200605250083, 200605260150, 200607250099, 200608250117, 200806040066, 200810160044, and 201510210021, respectively.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

21. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Skagit Highlands, L.L.C., recorded August 17, 2005 as Auditor's File No. 200508170114.

The above appears to be amended according to documents recorded November 2, 2005, April 6, 2006, May 23, 2006, May 25, 2006, May 26, 2006, July 25, 2006, August 7, 2006, August 10, 2006, August 25, 2006, December 21, 2006, December 21, 2006, Jun 4, 2008, October 11, 2008, February 5, 2009, October 21, 2015, and August 10, 2017, as Auditor's File No. 200511020084, 200604060049, 200605230087, 200605260149, 200607250100, 200608070191, 200608100126, 200608250117, 200612210068, 200806040066, 200810160044, 200902050087, and 201510210021 respectively.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

22. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Skagit Highlands, L.L.C., recorded August 17, 2005 as Auditor's File No. 200508170115.

The above appears to be amended according to documents recorded June 4, 2008, and October 16, 2008, under Auditor's File No. 200806040066, and 200810160044 respectively.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

23. Terms and conditions of Water Service Contract, recorded October 7, 2005 as Auditor's File No. 200510070093.

End of Exhibit A

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