

**When recorded return to:**

Tyler Mcdowell  
P.O Box 66  
Silvana, WA 98287

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20261459

May 15 2026

Amount Paid \$7981.00  
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

Escrow No.: 620061939

**CHICAGO TITLE**

*620061939*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Patrickhenry Villarosa, unmarried and Renato Villarosa and Maria Villarosa, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Tyler Mcdowell, an unmarried person and Elizabeth Dungan, 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 OF TRACT 24, CHEASTYS BIG LAKE TRACTS


Tax Parcel Number(s): P112738 / 3882-000-024-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 5/14/26

  
Patrickhenry Villarosa

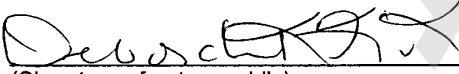
\_\_\_\_\_  
Renato Villarosa

\_\_\_\_\_  
Maria Villarosa



State of Washington  
County of Skagit

This record was acknowledged before me on 5/14/26 by Patrickhenry Villarosa.

  
(Signature of notary public)  
Notary Public in and for the State of WA  
My appointment expires: 8/19/26

State of \_\_\_\_\_

County of \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_ by Renato Villarosa and Maria Villarosa.

\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 05/14/2026

Patrickhenry Villarosa

*[Signature]*

Renato Villarosa

*TRillan*

Maria Villarosa

State of \_\_\_\_\_

County of \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_ by Patrickhenry Villarosa.

(Signature of notary public)  
Notary Public in and for the State of \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

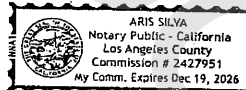
State of CALIFORNIA

County of LOS ANGELES

This record was acknowledged before me on 5/14/2026 by Renato Villarosa and Maria Villarosa.

*[Signature]*

(Signature of notary public)  
Notary Public in and for the State of CALIFORNIA  
My appointment expires: 12/19/2026



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P112738 / 3882-000-024-0000**

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**PARCEL A:**

TRACT 24, PLAT OF CHEASTYS BIG LAKE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 24;  
THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE THEREOF TO A POINT ON THE NORTHWESTERLY LINE OF THE SOUTHEASTERLY 12 FEET OF SAID LOT, SAID POINT BEING THE TRUE POINT OF BEGINNING;  
THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE A DISTANCE OF 57 FEET;  
THENCE NORTHWESTERLY PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT A DISTANCE OF 55.6 FEET, MORE OR LESS, TO THE NORTHWESTERLY LINE OF SAID LOT;  
THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE TO THE NORTHWEST CORNER OF SAID LOT;  
THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**PARCEL B:**

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTHEASTERLY 8 FEET OF THAT PORTION OF TRACT 24, PLAT OF CHEASTYS BIG LAKE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 24;  
THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE THEREOF TO A POINT ON THE NORTHWESTERLY LINE OF THE SOUTHEASTERLY 12 FEET OF SAID LOT, SAID POINT BEING THE TRUE POINT OF BEGINNING;  
THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE A DISTANCE OF 57 FEET;  
THENCE NORTHWESTERLY PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT A DISTANCE OF 55.6 FEET, MORE OR LESS, TO THE NORTHWESTERLY LINE OF SAID LOT;  
THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE TO THE NORTHWEST CORNER OF SAID LOT;  
THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of Cheastys Big Lake Tracts:

Recording No: 201085

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

Granted to: Skagit County Sewer District No. 2  
Purpose: side sewer  
Recording Date: May 6, 1998  
Recording No.: 9805060094

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

Purpose: Ingress, Egress and Utilities  
Recording Date: December 17, 1997  
Recording No.: 9712170045

4. Agreement and the terms and conditions thereof:

Executed by: Peter and Cara Federspiel and Skagit County Sewer District No. 2  
Recording Date: May 6, 1998  
Recording No.: 9805060093

5. 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.

**EXHIBIT "B"**Exceptions  
(continued)

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."

6. Manufactured Home Title Elimination Application recorded under Recording No. 200403110135 recites that a manufactured (mobile) home is, or is being affixed to the Land.
7. City, county or local improvement district assessments, if any.
8. 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.