

When recorded return to:

J Jesus Manzo Mendoza and Yolanda Madrigal
Manzo
8008 My Way
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261624

May 29 2026

Amount Paid \$2645.00
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
620062256

Escrow No.: 620062256

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ron Kitchener and Renee Kitchener, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to J Jesus Manzo Mendoza and Yolanda Madrigal Manzo, a
married couple

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

LOT 2 OF SKAGIT COUNTY SHORT PLAT NO. 93-068, AS APPROVED JANUARY 10, 1994,
RECORDED JANUARY 13, 1994 UNDER AUDITOR'S FILE NO. 9401130096, RECORDS OF
SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 5 EAST, W. M.

SITUATE WITHIN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P104620, and 350506-3-003-0200

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

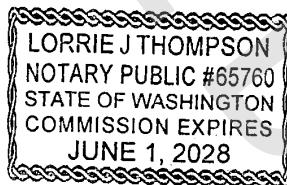
Dated: 5/27/2026Ron Kitchener
Ron KitchenerRenee Kitchener
Renee KitchenerState of Washington
County of SkagitThis record was acknowledged before me on May 27, 2026 by Ron Kitchener and Renee Kitchener.Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

EXHIBIT "A"
Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: State of Washington
Recording Date: July 6, 1907
Recording No.: 63009
Executed By: the Wolverine Company, a corporation

Note: No determination has been made regarding the current ownership of said reserved rights.

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

Granted to: Pacific Pipeline Corporation, a Delaware corporation
Purpose: construct, maintain, etc. a pipeline
Recording Date: September 14, 1956
Recording No.: 541514
Affects: 75 foot strip, the exact location of which is not disclosed of record

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

Granted to: El Paso Natural Gas Company
Purpose: ingress and egress, to construct driveways, utility lines and drain tile lines
Recording Date: December 13, 1965
Recording No.: 675911
Affects: exact location and extent of easement is undisclosed of record

4. 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 Survey:

Recording No: 888892

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

Granted to: Puget Sound Power & Light Company

EXHIBIT "A"Exceptions
(continued)

Purpose: electric transmission and or distribution line
Recording Date: August 5, 1993
Recording No.: 9308050085
Affects: a westerly portion of said premises

6. 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 Short Plat 93-068:

Recording No: 9401130096

7. 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 Survey:

Recording No: 200412030118

8. 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 Quit Claim Deed:

Recording No: 201806040057

9. City, county or local improvement district assessments, if any.