

When recorded return to:

Rafael Pompa Orozco, Maria Elena Villicana De Orozco, Maria A. Orozco-Villicana, and Jonathan J. Potter
2402 North Laventure Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20262008
Jun 26 2026
Amount Paid \$14439.20
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-24945-TB

THE GRANTOR(S) April Lynne Axthelm and Alan Bingham, a married couple

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Rafael Pompa Orozco and Maria Villicana De Orozco, a married couple, Maria A. Orozco-Villicana, an unmarried person, and Jonathan J. Potter, an unmarried person

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

PARCEL A:

Tract A of City of Mount Vernon Short Plat No. MV-3-81, approved January 15, 1981, recorded January 15, 1981 in Volume 5 of Short Plats, page 24, under Auditor's File No. 8101150066, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Northwest Quarter of Section 16, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL B:

That portion of the Northwest Quarter of the Northwest Quarter in Section 16, Township 34 North, Range 4 East of the Willamette Meridian, lying Northerly of the North line of Tract A, City of Mount Vernon Short Plat No. MV-3-81, approved January 15, 1981, recorded January 15, 1981, in Volume 5 of Short Plats, page 24, under Auditor's File No. 8101150066, records of Skagit County, Washington and lying Southerly of the South line of Tracts A and B of Short Plat No. MV-20-77, approved November 29, 1977, recorded December 1, 1977 in Volume 2 of Short Plats, page 161, under Auditor's File No. 869545, records of Skagit County, Washington, and lying Westerly of the East line of said Tract B extended Southerly.

Situated in Skagit County, Washington

Parcel: P25027/340416-2-020-0000

Abv Legal: Tr A, City of Mount Vernon SP MV-3-81; PTN NW1/4 NW1/4 16-34N-4E Nly Tr A SP MV-3-81 and Sly SP MV-20-77; PTN Tr 14 Sunset View Div. No. 1 Statutory Warranty Deed
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PARCEL C:

That portion of Tract 14, PLAT OF SUNSET VIEW DIVISION NO. 1, according to the plat thereof recorded in Volume 12 of Plats, page 86, records of Skagit County, Washington, described as follows:

Beginning on the Southwest corner of said tract; thence Northeasterly to a point 3 feet due North of the most Northerly corner of said carport, which corner is approximately 27 feet East and 32 inches North of said Southwest corner; thence Southeasterly parallel with the Northerly line of said carport, and said line extended, to its point of intersection on the South line of said Tract 14, which point is approximately 79 feet East of the Southwest corner of said tract, as measured along the South line thereof; thence Westerly along the South line of said Tract 14, a distance of 79 feet, more or less, the Southwest corner and point of beginning.

Situated in Skagit County, Washington

Abbreviated legal description: Property 1:

Tr A, City of Mount Vernon SP MV-3-81; PTN NW1/4 NW1/4 16-34N-4E Nly Tr A SP MV-3-81 and Sly SP MV-20-77; PTN Tr 14 Sunset View Div. No. 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): P25027/340416-2-020-0000

Dated: June 16, 2026

April Lynne Axthelm
April Lynne Axthelm

Alan Bingham
Alan Bingham

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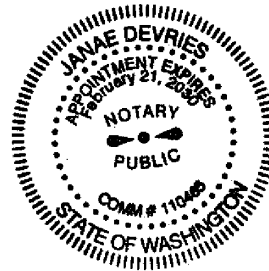
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 10th day of June, 2026, by April Lynne Axthelm and Alan Bingham.

[Signature]
Signature

Notary
Title

My commission expires: 2-21-30



Statutory Warranty Deed
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EXHIBIT A

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9. 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 Sunset View Division No. 1 recorded on November 5, 1979 as Auditor's File No. 197911050053.

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". Affects: Parcel C

10. 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 City of Mount Vernon Short Plat No. MV-20-77 recorded on December 1, 1977 as Auditor's File No. 869545.

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". Affects: Parcel A & B

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 City of Mount Vernon Short Plat No. MV-3-81 recorded on January 15, 1981 as Auditor's File No. 8101150066.

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". Affects: Parcel A

12. Agreement, including the terms and conditions thereof; entered into;
By: Christopher L. Fox and Becky L. Fox, husband and wife
And Between: Leonard J. Larson and Patricia L. Larson, husband and wife
Recorded: November 24, 1982
Auditor's No. 8211240014
Providing: Boundary Line Agreement

13. Agreement, including the terms and conditions thereof; entered into;
By: City of Mount Vernon
And Between: Christopher L. Fox and Becky L. Fox, husband and wife
Recorded: August 16, 1982
Auditor's No.: 8208160022
Providing: Standard Participation Contract for sewer connection
Affects: Parcel C

14. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry; Together With the right, upon paying reasonable compensation, to acquire

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rights of way for transporting and moving products from other lands, contained in Deed:

From: The State of Washington

Recorded: July 17, 1925

Auditor's No.: 185839

Affects: Said premises and other property

15. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: July 20, 1990

Auditor's No(s): 9007200082

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: Parcel A

16. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: April 13, 1956

Auditor's No(s): 534488

For: Road

Affects: Parcel A

17. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: March 16, 1981

Auditor's No(s): 8103310034

In favor of: Leonard Larson

For: Access

Affects: Parcel C

18. Title notification that the subject property is adjacent to property designated agricultural lands by Skagit county executed by Joyce F. Siebert and Raymond J. Siebert, husband and wife recorded on October 18, 2006 as Auditor's File No. 200610180068. Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

End of Exhibit A