

When recorded return to:

Jose Donosa Soto and Maria Luisa Donosa
10983 Mary Lane
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261426

May 14 2026

Amount Paid \$8850.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 26-25942

STATUTORY WARRANTY DEED

THE GRANTOR(S) Peter N. Cisneros and Tricia E. Cisneros, a married couple, 108 Gilkey Road, Burlington, WA 98233,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Jose Donosa Soto and Maria Luisa Donosa, a married couple

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

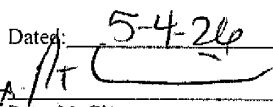
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

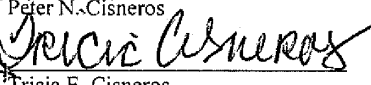
Abbreviated legal description: Property 1:
Lot 16 & Ptn. Lot 17, LASHLEY'S PLAT

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 "B" attached hereto

Tax Parcel Number(s): P67162/3942-000-016-0106

Dated: 5-4-26


Peter N. Cisneros


Tricia E. Cisneros

Statutory Warranty Deed
LPB 10-05

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STATE OF WASHINGTON
COUNTY OF SKAGIT

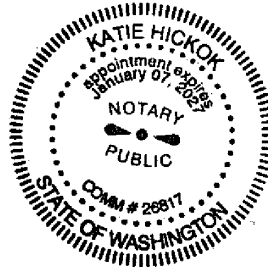
This record was acknowledged before me on this 4th day of May, 2026, by Peter N. Cisneros and Tricia E. Cisneros.

[Signature]

Signature

Notary

Title

My commission expires: 1-7-27Statutory Warranty Deed
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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 10983 Mary Lane, Burlington, WA 98233
Tax Parcel Number(s): P67162/3942-000-016-0106

Property Description:

Lot 16 and the North 30 feet of Lot 17, LASHLEY'S PLAT, according to the plat thereof, recorded in Volume 7 of Plats, page 100, records of Skagit County, Washington; EXCEPT the North 90 feet of Lot 16.

Situated in the County of Skagit, State of Washington

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EXHIBIT B

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8. Easements or claims of easements not shown by the public records.

9. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; and (c) Oil, natural gas, coal, fissionable materials or other minerals previously conveyed, leased or retained by prior owners, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

10. Any adverse ownership claim by right of sovereignty to any portion of the lands insured hereunder, including tidelands, submerged, filled and artificially exposed lands and lands accreted to such lands or dispute as to the boundaries purportedly caused by a change in the location of any water body within or adjacent to the land.

11. Water rights, and claims or title to water, whether or not shown by the Public Records.

12. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.

13. 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 Lashley's Plat recorded June 3, 1959 as Auditor's File No. 581243. 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".

14. Easement, affecting a portion of subject property for the purpose of lay, relay, maintain, and use a domestic water pipeline over and across the property including terms and provisions thereof granted to Alvin B Megard, and Ione Megard, husband and wife recorded March 24, 1964 as Auditor's File No. 648226

The above is amended in a document recorded June 25, 1971 as Auditor's File No. 754566

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