

When recorded return to:
Wilson Cabiao Andres
1212 N 12th Pl
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20261947
Jun 22 2026
Amount Paid \$9028.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202
Oak Harbor, WA 98277

Chicago Title
620061623

Escrow No.: 245479064

STATUTORY WARRANTY DEED

THE GRANTOR(S) Laura Elizabeth Hunt and Alex James Burlingame, both unmarried persons as joint tenants with rights of survivorship and not as tenants in common

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and warrants to Wilson Cabiao Andres, married as separate property and Aileen Cabiao Andres, married as separate property and Early Joyce Cabiao Andres, married as separate property

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.)

LT 23, KULSHAN RIDGE P.U.D., REC NO. 200310090064

Tax Parcel Number(s): P120903, 4824-000-023-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 6/12/2026

Laura Hunt
Laura Hunt

ALW/B
Alex James Burlingame

State of WA
County of Snohomish
This record was acknowledged before me on 6/12/26 by Laura Hunt.

(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 9/14/28

State of Washington
County of Snohomish
This record was acknowledged before me on 5/30/26

Amy Cohen
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 09-09-2029

MICHAEL WARNEMUENDE
Notary Public
State of Washington
Commission # 12416
My Comm. Expires Oct 14, 2028

Notary Public
State of Washington
AMY COHEN
LICENSE # 37451
MY COMMISSION EXPIRES
SEPTEMBER 9, 2029

STATUTORY WARRANTY DEED
(continued)Dated: 5-30-26

Laura Hunt

AW/B

Alex James Burlingame

State of _____

County of _____

This record was acknowledged before me on _____ by Laura Hunt.

(Signature of notary public)

Notary Public in and for the State of _____

My commission expires: _____

State of WashingtonCounty of SpokaneThis record was acknowledged before me on 5/30/26 by Alex James Burlingame.

(Signature of notary public)

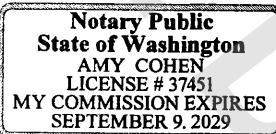
Notary Public in and for the State of WAMy commission expires: 09-09-2029

EXHIBIT "A"
Legal Description

LOT 23, KULSHAN RIDGE P.U.D., ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 9, 2003, UNDER RECORDING NO. 200310090064, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. 1. Reservations and recitals contained in the Deed as set forth below:
Recording Date: March 1, 1946
Recording No.: 388909
2. 2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Mount Vernon
Purpose: Sewer Pipe
Recording Date: September 20, 1962
Recording No.: 626799
3. 3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Mount Vernon
Purpose: Storm sewer and drainage
Recording Date: March 4, 1996
Recording No.: 9603040076
4. 4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: January 21, 2003
Recording No.: 200301210215
5. 5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Kulshan Ridge P.U.D:
Recording No: 200310090064
6. 6. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document
Recording Date: October 9, 2003
Recording No.: 200310090065

Modification(s) of said covenants, conditions and restrictions
Recording Date: October 31, 2003
Recording No.: 200310310181

EXHIBIT "B"Exceptions
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 8, 2003

Recording No.: 200312080151

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 17, 2006

Recording No.: 200601170153

7. 7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: D.B. Johnson Construction, Inc.
Purpose: Access, ingress and egress
Recording Date: May 28, 2004
Recording No.: 200405280192
Affects: Portion of said premises and other property
8. 8. 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.

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."
9. 9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. 10. Assessments, if any, levied by the City of Mount Vernon.