

When recorded return to:

Cathy Jo Squires, James Lloyd Grove, and Susan Nadine Grove
P.O. Box 716
Clear Lake, WA 98235

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20262240

Jul 16 2026

Amount Paid \$4426.20
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 26-26591-TB

THE GRANTOR(S) **Juan Vargas, an unmarried person**

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Cathy Jo Squires, an unmarried woman, and James Lloyd Grove and Susan Nadine Grove, a married couple**

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

Lot 7, Block 11, Plat of Clear Lake, Skagit County, as per plat recorded in Volume 4 of Plats page 22, records of Skagit County, Washington.

Situate in County of Skagit, State of Washington.

Abbreviated legal description: Property 1:
Lot 7, Block 11, Plat of Clear Lake, Skagit County

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): P74838/4138-011-007-0007

Statutory Warranty Deed
LPB 10-05

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Dated: 7/16/26

Juan Vargas
Juan Vargas

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 16th day of July, 2026, by Juan Vargas.

Signature Jean Devries

Title Notary

My commission expires: 2-21-30



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EXHIBIT A

26-26591-TB

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 Plat of Clear Lake, Skagit County, Washington recorded on September 7, 1920 as Auditor's File No. 139859 (Volume 4 of Plats, pages 22 and 23).

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 SURVEY recorded on August 9, 1994 as Auditor's File No. 9408090020.

11. Lot certification, including the terms and conditions thereof, recorded on May 8, 2024 as Auditor's File No. 202405080063. Reference to the record being made for full particulars. The company makes no determination as to its affects.

12. Regulatory notice/agreement regarding PL24-0122/Notice of Decision (Variance for Setback) that may include covenants, conditions and restrictions affecting the subject property, recorded on December 19, 2024 as Auditor's File No. 202412190059 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

13. Regulatory notice/agreement regarding Title Notification - Special Flood Hazard Area that may include covenants, conditions and restrictions affecting the subject property, recorded on July 11, 2025 as Auditor's File No. 202507110065 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

End of Exhibit A

Statutory Warranty Deed
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