

When recorded return to:

PHJG, LLC
2710 Northeast 240th Street
Ridgefield, WA 98642

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20262329

Jul 22 2026

Amount Paid \$15080.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 26-25953-KH

THE GRANTOR(S) **Alexander Cardenas, a married man, and Jose Ma Cardenas**

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

in hand paid, conveys, and warrants to **PHJG, LLC, a Washington Limited Liability Company**

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

That portion of the Northeast ¼ of the Southeast ¼ of Section 18, Township 34 North, Range 4 East, W.M.,
described as follows:

Beginning at the Northeast corner of said subdivision; thence South 0°40'30" West along the East line of said subdivision, a distance of 560.00 feet; thence South 88°43'58" West, a distance of 30.02 feet to the true point of beginning of this description; thence South 0°40'30" West, a distance of 110.06 feet; thence South 88°43'58" West, a distance of 224.07 feet; thence North 0°40'30" East, a distance of 110.06 feet; thence North 88°43'58" East, a distance of 224.07 feet to the true point of beginning of this description.

Also known as Tract "A", of Short Plat No. MV-9-75 approved July 21, 1975.

Abbreviated legal description: Property 1:
Section 18, Township 34 North, Range 4 East - NE SE

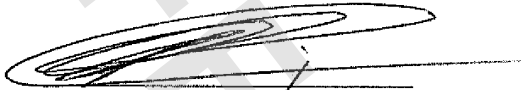
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P26291/340418-4-003-1102

Statutory Warranty Deed
LPB 10-05

Order No.: 26-25953-KH

Dated: July 17, 2026

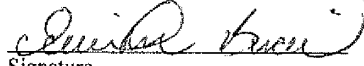


Alexander Cardenas

Jose Ma Cardenas

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 17 day of July, 2026, by Alexander Cardenas, ^{*JB*} Teresa
Gardenas and Jose Ma Cardenas.


Signature

Notary Public
Title

My commission expires:

7-25-28



EXHIBIT A

26-25953-KH

11. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington

Recorded: November 22, 1947

Auditor's No. 411479

Purpose: Highway Slopes and Sidewalk

Areas Area Affected: Portion of subject property

12. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon

Recorded: June 30, 1959

Auditor's No. 582577

Purpose: Sewer line

Area Affected: Portion of subject property and other property

13. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation

Recorded: April 3, 1973

Auditor's No. 782911

Purpose: Pipeline

Area Affected: Portion of subject property

14. 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:

Name: Short Plat No. MV-9-75 Recorded: July 24, 1975 Auditor's No.: 821066

15. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon

Recorded: July 16, 1993

Auditor's No. 9307160070

Purpose: Sewer line

Area Affected: Portion of subject property

16. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Horizon Bank Inc.

And: Skagit Mall 90 Association

Recorded: February 24, 1993

Auditor's No. 9308030005

Regarding: Underground Utility Easement and Amendment to Restrictive Covenant

End of Exhibit AStatutory Warranty Deed
LPB 10-05

Order No.: 26-25953-KH

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