

When recorded return to:

Crosby Geddis
17027 Lake View Blvd
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20262551

Aug 07 2026

Amount Paid \$6885.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620062864

Escrow No.: 620062864

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eustaquio Rivera, Jr and Sharon Rivera, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Crosby Geddis, an unmarried person

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.)

PTN TRACT 18, PLAT 1, LAKEVIEW TRACTS

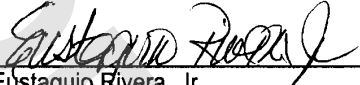
Tax Parcel Number(s): P67079 / 3941-000-018-0105

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 17, 2026



Eustaquio Rivera, Jr

Sharon RiveraState of Washington
County of SnohomishThis record was acknowledged before me on 08/07/2026 by Eustaquio Rivera, Jr and Sharon Rivera.

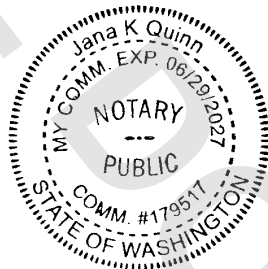
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/29/2027

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P67079 / 3941-000-018-0105

THAT PORTION OF LOT 18, PLAT 1, LAKEVIEW TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGES 2 AND 3, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WESTERLY OF A LINE WHICH RUNS ACROSS SAID TRACT AT RIGHT ANGLES TO THE NORTHERLY LINE THEREOF, INTERSECTING THE SAID NORTH LINE AT A POINT WHICH IS 119 FEET EASTERLY FROM THE NORTHWEST CORNER OF SAID TRACT 18, EXCEPT PORTION CONVEYED TO SKAGIT COUNTY FOR LAKEVIEW BOULEVARD BY DEED DATED JULY 8, 1946, AND FILED JULY 9, 1946, UNDER AUDITOR'S FILE NO. 393676, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF AN 8 FOOT VACATED ALLEY LYING BETWEEN LOTS 18 AND 26 OF SAID LAKEVIEW TRACTS, WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the Plat of Lakeview Tracts Plat No. 1:

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2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. 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."

4. City, county or local improvement district assessments, if any.