

When recorded return to:

Jayne Ann Abenroth and Caleb John Abenroth
423 Harvest Edge Pl
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20262880

Sep 03 2026

Amount Paid \$6565.00

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
620062500

Escrow No.: 620062500

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jedd Ramirez Posadas, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Jayme Ann Abenroth and Caleb John Abenroth, a married
couple

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 2, PLAT OF HARVEST EDGE, REC NO. 200603170131

Tax Parcel Number(s): P124191 / 4885-000-002-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 09/02/2026*Jedd Ramirez Posadas by Jezzah Marie Aranez Posadas, his attorney in fact*Jedd Ramirez Posadas by Jezzah Marie Aranez Posadas, his attorney in factState of Pennsylvania
County of Monroe

This record was acknowledged before me by means of communication technology

on 09/02/2026 by Jedd Ramirez Posadas by Jezzah Marie Aranez Posadas, his attorney in fact(electronic official
stamp)*Deja M Spears*
Notary Public
My commission expires: 08/06/2029

Commonwealth of Pennsylvania - Notary Seal
Deja M Spears, Notary Public
Monroe County
My commission expires August 6, 2029
Commission Number 1406161

Notarized remotely online using communication technology via Proof.

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P124191 / 4885-000-002-0000

LOT 2, PLAT OF HARVEST EDGE, ACCORDING TO THE PLAT THEREOF, RECORDED MARCH 17, 2006 UNDER AUDITOR'S FILE NO. 200603170131, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Covenants, conditions and restrictions 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 in the document

Recording Date: January 3, 2005
 Recording No.: 200501030073
 Affects: West View East

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 PLAT OF WEST VIEW EAST:
 Recording No.: 200501030074

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc. a Washington Corporation
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: January 3, 2005
 Recording No.: 200501030073

4. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: October 24, 1972
 Auditor's No(s): 775757, records of Skagit County, Washington
 In favor of: Puget Sound Energy, Inc.
 For: Electric transmission and/or distribution line, together with necessary appurtenances

5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: December 7, 1972
 Auditor's No(s): 777919, records of Skagit County, Washington
 In favor of: Cascade Natural Gas Co.
 For: pipeline of pipelines for the transportation of oil, gas and the products thereof

EXHIBIT "B"**Exceptions
(continued)**

6. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: April 18, 2005
 Auditor's No(s): 200504180199, records of Skagit County, Washington
 In favor of: Paul D. Ericson and Marian K. Ericson, husband and wife
 For: 30 foot wide public and private utility easement

7. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: April 18, 2005
 Auditor's No.: 200504180235, records of Skagit County, Washington
 In favor of: Puget Sound Energy, Inc.
 For: Underground electric system, together with necessary appurtenances

8. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: February 1, 2006
 Auditor's No(s): 200602010059, records of Skagit County, Washington
 In favor of: Public Utility District No. 1 of Skagit County
 For: pipe or pipes, line or lines or related facilities along with necessary appurtenances for the transportation and control of water and electronic information

9. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, but omitting any covenant or restrictions, if any, 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 law;
 Recorded: March 17, 2006
 Auditor's No.: 200603170130, records of Skagit County, Washington

10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 **PLAT OF HARVEST EDGE:**

 Recording No: 200603170131

11. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: July 20, 2006
 Auditor's No(s): 20060720061, records of Skagit County, Washington
 In favor of: Comcast of Washington IV, Inc
 For: broadband communication systems

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

EXHIBIT "B"

Exceptions
(continued)

13. Assessments, if any, levied by the City of Burlington.
14. City, county or local improvement district assessments, if any.