202610050050
10/05/2026 11:51 AM Pages: 1 of 3 Fees: $305.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:

Julio C. Guzman and Angie Rodarte
725 townships st 101, Sedro woolley, Wa 98284
Sedro woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20263286
Oct 05 2026
Amount Paid $8850.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 26-26860

STATUTORY WARRANTY DEED

THE GRANTOR(S) Patricia Vandlac, an unmarried woman, 24948 Southwest Ladd Hill Road, Sherwood, OR 97140,

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

in hand paid, conveys, and warrants to Julio C. Guzman and Angie Rodarte, a married couple

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

Lot 4, SPARR'S 4TH ADDITION, A REPLAT OF A PORTION OF TRACT 56, BURLINGTON ACREAGE PROPERTY, as per Plat recorded in Volume 9 of Plats, pages 45 and 46, records of Skagit County, Washington. Situated in Skagit County, Washington.

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
Abv legal: Lot 4, SPARR'S 4TH ADDITION
Tax Parcel Number(s): P72818/4093-000-004-0006

UNOFFICIAL DOCUMENT

Dated: 9-16-26

Patricia Vandlac by Ronald Vandlac

Patricia Vandlac by Ronald Vandlac, her Attorney-In-Fact

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 16 day of September, 2026, by Ronald Vandlac, as Attorney-In-Fact for Patricia Vandlac.

Signature

Notary
Title

My commission expires: 6/19/29

Kelli A. Mayo
Notary Public
State of Washington
My Appointment Expires 6/19/2029
Commission Number 49186

EXHIBIT A

26-26860-KM

11. 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 SPARRS 4TH ADDITION recorded on October 4, 1967 as Auditor's File No. 705233.

12. Municipal assessments, if any, levied by the City of Burlington.

UNOFFICIAL DOCUMENT