202611180059
11/18/2026 02:38 PM Pages: 1 of 6 Fees: $308.50
Skagit County Auditor, WA

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When recorded return to:
Sam Banaszak
1303 Kendra Ln
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20263779
Nov 18 2026
Amount Paid $7925.00
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
620063312

Escrow No.: 620063312

STATUTORY WARRANTY DEED

THE GRANTOR(S) Fernando Ismael Ruiz and Margarita Ruiz, 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 Sam Banaszak and Natalie Baker, unmarried persons, as joint tenants with right of survivorship

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 17, PLAT OF COUNTRY AIRE PH 2

Tax Parcel Number(s): P104136 / 4615-000-017-0006

Subject to:

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

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STATUTORY WARRANTY DEED
(continued)

Dated: 11/16/2026

Fernando Ismael Ruiz

Margarita Ruiz

State of NEVADA

County of CLARK

This record was acknowledged before me on NOVEMBER 16, 2026 by Fernando Ismael Ruiz and Margarita Ruiz.

(Signature of notary public)
Notary Public in and for the State of NEVADA
My appointment expires: 12-01-2026

EKOM OKON
Notary Public, State of Nevada
Appointment No. 22-7055-01
My Appt. Expires Dec 1, 2026

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EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P104136 / 4615-000-017-0006

LOT 17, PLAT OF COUNTRY AIRE PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGES 119 AND 120, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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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 Country Aire Phase 2:

   Recording No: 9311100033

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

   Granted to: Puget Sound and Baker River Railroad Company
   Purpose: Railroad right of way
   Recording Date: August 28, 1906
   Recording No.: 61920

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

   Granted to: Puget Sound and Baker River Railroad Company
   Purpose: Railroad right of way
   Recording Date: July 3, 1907
   Recording No.: 63372

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

   Granted to: Puget Sound Power & Light Company
   Purpose: Electric transmission and/or distribution line
   Recording Date: October 29, 1992
   Recording No.: 9210290099

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

   Granted to: Dike District No. 12
   Purpose: Ingress and egress
   Recording Date: March 29, 1993
   Recording No.: 9303290048

6. Terms, conditions, restrictions and provisions set forth in the certain Ordinance No. 1169 recorded under recording number 9009060046, being an ordinance annexing the subject property into the City of Burlington.

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EXHIBIT "B"

Exceptions
(continued)

7. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: June 11, 1993
   Recording No.: 9306110140

   Modification(s) of said covenants, conditions and restrictions

   Recording Date: September 15, 1993
   Recording No.: 9309150090

8. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: November 19, 1993
   Recording No.: 9311190140

9. 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."

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance

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EXHIBIT "B"

Exceptions
(continued)

thereof; Indian treaty or aboriginal rights.

11. Assessments, if any, levied by City of Burlington.

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