

When recorded return to:

Cortney C Myers
VA Development, LLC
5655 Denver Tech Center, 5655 Yosemite St Suite
461
Greenwood Village, CO 80111

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241839
Aug 20 2024
Amount Paid \$9028.00
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
620055807

Escrow No.: 620055807

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jaime Diaz Zepeda, a married person and Erick Macias Quezada, a married person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to VA Development, LLC, a Colorado limited liability company

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

Lot 2 of Binding Site Plan No. MV-SBP-02-001, approved May 11, 2004, recorded May 26, 2004, under Skagit County Auditor's File No. 200405260057, being a portion of the Northeast quarter of the Southwest quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)


Tax Parcel Number(s): P121637 / 8051-000-002-0000

Subject to:


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

STATUTORY WARRANTY DEED
(continued)

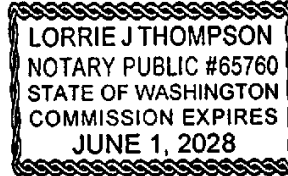
Dated: 8-19-2024



Jaime Diaz Zepeda




Erick Macias Quezada



State of Washington
County of SKAGIT

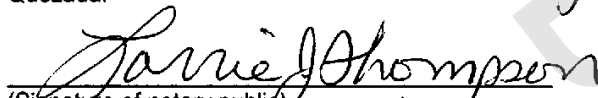
This record was acknowledged before me on August 19, 2024 by Jaime Diaz Zepeda.



(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

State of WASHINGTON
County of SKAGIT

This record was acknowledged before me on August 19, 2024 by Erick Macias Quezada.



(Signature of notary public)
Notary Public in and for the State of WASHINGTON
My appointment expires: 6-1-2028

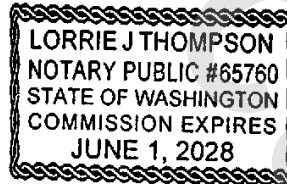


EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	City of Mount Vernon
Purpose:	Sewer pipe lines
Recording Date:	June 26, 1958
Recording No.:	567039

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

In favor of:	Public Utility District No. 1
Purpose:	Water pipe lines
Recording Date:	April 6, 1978
Recording No.:	783114

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Short PlatNo. MV-8-77:

Recording No: 855522

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Short Plat No. MV-4-84:

Recording No: 84042000015

5. Agreement, and the terms and conditions thereof:

Recording Date:	April 26, 1984
Recording No.:	8404260019

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose:	Drainage system
Recording Date:	April 12, 1994

EXHIBIT "A"Exceptions
(continued)

Recording No.: 9404120131

7. Agreement, and the terms and conditions thereof:

Recording Date: April 20, 1994
Recording No.: 9404200033

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc.
Purpose: Transmission, distribution and sale of gas and electricity
Recording Date: February 12, 2001
Recording No.: 200102120127

9. Relinquishment of easement and grant of easement, and the terms and conditions thereof:

Recording Date: May 7, 2004
Recording No.: 200405070080

10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Binding Site Plan:

Recording No: 200405260057

11. 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

EXHIBIT "A"Exceptions
(continued)

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."

12. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.
13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by the City of Mount Vernon.