

202412200098

12/20/2024 03:43 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:
Ronaldo Negrete-Nolasco
124 Widnor Dr
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20243373

Dec 20 2024

Amount Paid \$6565.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

CHICAGO TITLE
620057747RU-4pgs

THE GRANTOR(S) Lakeview Property Solutions, LLC, a Washington limited liability company and
Inspired Creative Solutions, LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Ronaldo Negrete-Nolasco, an unmarried person and Azucena A
Garcia, an unmarried person

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

LOT 4, WIDNOR DRIVE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9
OF PLATS, PAGE 104, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P54876, 3771-000-004-0007,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 13, 2024

Lakeview Property Solutions, LLC
a Washington limited liability company

By: MuscleCat Ventures, LLC
a Wyoming limited liability company
Its Managing Member

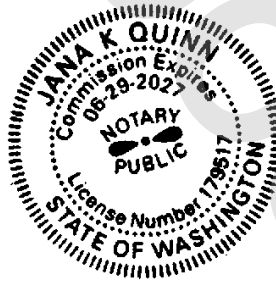
BY: *Nile Arkush*
Nile Arkush
Manager

State of Washington

County of Snohomish

This record was acknowledged before me on December 13, 2024 by Nile Arkush as
Manager of Lakeview Property Solutions, LLC.

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



STATUTORY WARRANTY DEED
(continued)

Dated: December 13, 2024

Inspired Creative Solutions, LLC
a Washington Limited Liability Company

By: Inspired Unlimited Holdings, LLC
a Wyoming Limited Liability Company
It's Managing Member

BY: Cindy Galloway Manager
Cindy Galloway
Manager

State of Washington

County of Pierce

This record was acknowledged before me on December 13, 2024 by Cindy Galloway as
Member of Inspired Creative Solutions, LLC.

Valerie Trimble
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 5-13-2028

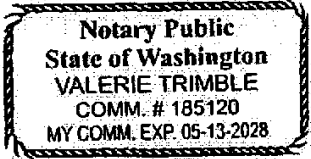


EXHIBIT "A"

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 Widnor Drive:
Recording No: 742849
2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. Assessments, if any, levied by Mt Vernon.
4. City, county or local improvement district assessments, if any.
5. 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.