



201908280032

08/28/2019 10:27 AM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Leo Garza
1400 North 30th Street, #140
Mount Vernon, WA 98273

STATUTORY WARRANTY DEED 19-2938

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Michael Eimon and Joann Eimon, husband and wife, 368 Deer Haven Lane, Sedro-Woolley, WA 98284,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Leo Garza, a single man

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

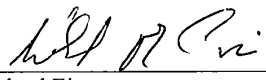
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.


Abbreviated legal description: Tract 8 & Ptn. Tract 9, ROD AND REEL TRACTS

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 "B" attached hereto

Tax Parcel Number(s): P68534 & 3986-000-008-0004

Dated: 8-22-2019


Michael Eimon


Joann Eimon

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019-2938
AUG 28 2019

Amount Paid \$ 8015.00
By  Skagit Co. Treasurer
Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2938-MM

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STATE OF WASHINGTON
COUNTY OF SKAGIT

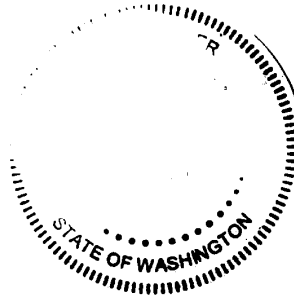
I certify that I know or have satisfactory evidence that Michael Eimon and Joann Eimon is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 22nd day of August, 2019

Mary Miller
Signature

Notary Public
Title

My appointment expires: 01-19-2022



Statutory Warranty Deed
LPB 10-05

Order No.: 19-2938-MM

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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 24345 South Skagit Highway, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P68534 & 3986-000-008-0004

Property Description:

Tract 8, "ROD AND REEL TRACTS", as per plat recorded in Volume 8 of Plats, page 27, records of Skagit County, Washington;

TOGETHER WITH that portion of Tract 9 of "ROD AND REEL TRACTS", as per plat recorded in Volume 8 of Plats, page 27, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of said Tract 9, thence North 0 degrees 52'37" West along the West line of said Tract 9, a distance of 43.98 feet; thence South 12 degrees 21'58" East, a distance of 42.59 feet to a point on the South line of Tract 9; thence South 74 degrees 17'00" West along the South line of said Tract 9, a distance of 8.78 feet to the Southwest corner of Tract 9 and the point of beginning of this property description.

Situate in Skagit County, Washington.

EXHIBIT B

19-2938-MM

1. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the Skagit River, or its banks, or which may result from such change in the future.
2. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)
3. 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 ROD AND REEL TRACTS recorded June 25, 1962 as Auditor's File No. 623117.