

When recorded return to:

Kwinn Cardoza and Sarah Rae Cardoza  
31723 East Main Street  
Lyman, WA 98263

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-1666  
May 13 2020  
Amount Paid \$4773.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

**STATUTORY WARRANTY DEED** GNW 4913

THE GRANTOR(S) James Cook and Terri Cook, husband and wife, 26135 Minkler Road, Sedro-Woolley, WA 98284,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Kwinn Cardoza and Sarah Rae Cardoza, husband and wife

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

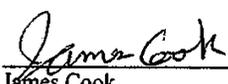
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

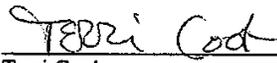
Abbreviated legal description: Section 17, Township 35 North, Range 6 East - NW NE

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): P41531 & 350617-0-181-0013

Dated: 5/12/2020

  
James Cook

  
Terri Cook

STATE OF WASHINGTON  
COUNTY OF SKAGIT

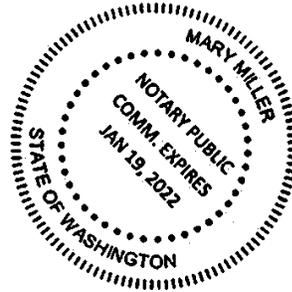
I certify that I know or have satisfactory evidence that James Cook and Terri Cook is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 12<sup>th</sup> day of May, 2020  
*mm*

Mary Miller  
Signature

Notary Public  
Title

My appointment expires: 01.19.2022



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 31723 East Main Street, Lyman, WA 98263  
Tax Parcel Number(s): P41531 & 350617-0-181-0013

**Property Description:**

That portion of the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at a point on the North line of the Lyman-Hamilton Road, 107 feet West of the East line of said Northwest 1/4 of the Northeast 1/4, as measured along the North line of said Lyman-Hamilton road; thence North parallel with the East line of said Northwest 1/4 of the Northeast 1/4, 94 feet; thence Southwesterly parallel with the North line of said Lyman-Hamilton Road, a distance of 214 feet; thence Southeasterly a distance of 94 feet, more or less, to a point on the North line of said Lyman-Hamilton Road, 191.5 feet West of the point of beginning; thence Northeasterly along the North line of said Lyman-Hamilton Road to the point of beginning;

EXCEPT that portion condemned by the State of Washington in Decree of Appropriation entered August 2, 1960, in Skagit County Superior Court Cause No. 25636.

**EXHIBIT B**

20-4913-MM

1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey for Neil Akkerman and Jim Cook recorded September 6, 2000 as Auditor's File No. 200009060024.
2. 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 Survey for Edwin Webb recorded December 30, 2009 as Auditor's File No. 200912300005.
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 Short Plat for Edwin Webb recorded October 26, 2012 as Auditor's File No. 201210260135.

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-4913-MM

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