

When recorded return to:

Barbara Jo Trask and Gerrit J. van den Engh
7804 Northeast Cape Horn Road
Concrete WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2308

Jun 26 2020

Amount Paid \$2045.00
Skagit County Treasurer
By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED GNW 20-5795

THE GRANTOR(S) Bonnie Hooper, as her separate estate, 2427 Bean Rd, Auburn, CA 95603,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Barbara Jo Trask and Gerrit J. van den Engh, a married couple

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

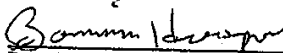
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Section 11, Township 35 North, Range 7 East - SE SE (aka Lot 2, SP 01-0753)

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): P119246 / 350711-4-008-0100

Dated: 6-23-2020


Bonnie Hooper

Statutory Warranty Deed
LPB 10-05

Order No.: 20-5795-KH

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STATE OF _____
COUNTY OF _____

I certify that I know or have satisfactory evidence that Bonnie Hooper 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: 23 day of June, 2020

See CA loose leaf
Signature

Title

My appointment expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of PlacerOn June 23 2020 before me, Katlynn K Murchie Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared Bonnie Hooper

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached DocumentTitle or Type of Document: Statutory Warranty Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 7804 Northeast Cape Horn Road, Concrete, WA 98237
Tax Parcel Number(s): P119246 / 350711-4-008-0100

Property Description:

Lot 2, SKAGIT COUNTY SHORT PLAT NO. 01-0753 as approved June 11, 2002 and recorded June 14, 2002 under Auditor's File No. 200206140095, records of Skagit County, Washington, being a portion of the Southeast Quarter of the Southeast Quarter of Section 11, Township 35 North, Range 7 East of the Willamette Meridian, Skagit County, Washington.

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EXHIBIT B

20-5795-KH

1. 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 SKAGIT COUNTY SHORT PLAT NO. 01-0753 recorded June 14, 2002 as Auditor's File No. 200206140095.
2. Agreement, affecting subject property, regarding Water System Users Agreement and the terms and provisions thereof between Kevin Browning and Donna Browning and Bonnie Hooper, recorded July 7, 2011 as Auditor's File No. 201107070018.
3. Lot certification, including the terms and conditions thereof, recorded October 3, 2011 as Auditor's File No. 201110030067. Reference to the record being made for full particulars. The company makes no determination as to its affects.

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Statutory Warranty Deed
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