

When recorded return to:

Gerardo Rodarte-Gonzalez and Fabiola Alejandra Higareda Hernandez
5210 Ershig Rd
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3007

Aug 10 2020

Amount Paid \$2565.00

Skagit County Treasurer

By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED

GNW 20-6652

THE GRANTOR(S) Lester Wong and Ying Liu, husband and wife, 2008 Riverside Dr, Mount Vernon WA 98273,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Gerardo Rodarte-Gonzalez and Fabiola Alejandra Higareda Hernandez, 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: Property 1:
Section 11, Township 34 North, Range 3 East - NE 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): P21395

Dated: Aug 10, 2020

[Signature]
Lester Wong

[Signature]
Ying Liu

STATE OF WASHINGTON
COUNTY OF SKAGIT

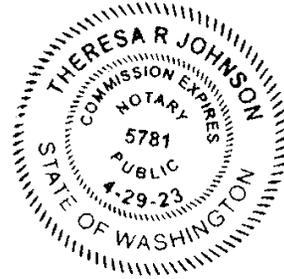
I certify that I know or have satisfactory evidence that Lester Wong and Ying Liu is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 10th day of August, 2020

Theresa R. Johnson
Signature

Notary
Title

My appointment expires: 4-29-23



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 13024 Avon Allen Road, Mount Vernon, WA 98273
Tax Parcel Number(s): P21395

Property Description:

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 11, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of said Northeast 1/4 of the Northeast 1/4; thence North 922.8 feet along its West line to Railroad Street in the Plat of "MAP OF NORTH AVON, SKAGIT COUNTY, WASHINGTON", as now fenced in; thence North 68 degrees 51' East along the South line of said Railroad Street 783 feet to Main Street and the true point of beginning; thence South 29 degrees 10' East 112 feet parallel with the centerline of paved roadway; thence at right angles to said paved roadway, South 60 degrees 50' West 156 feet; thence North 29 degrees 10' West parallel with the centerline of paved roadway 112 feet, more or less, to a point on the South line of said Railroad Street that is South 68 degrees 51' West, 156 feet from the true point of beginning; thence North 68 degrees 51' East along the South line of said Railroad Street to the true point of beginning.

EXCEPT those Northwesterly and Northeasterly portions thereof acquired by the State of Washington in Skagit County Cause No. 07-2-01722-7 by Stipulations entered October 17, 2007 and January 14, 2008.

Statutory Warranty Deed
LPB 10-05

Order No.: 20-6652-K11

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EXHIBIT B
20-6652-KH

1. Condemnation by the State of Washington of rights of access to State Highway and of light, view and air, by stipulation entered October 17, 2007 in Skagit County Court Cause No. 07-2-01722-7.

Said Stipulation includes provisions pertaining to "reasonable access" to the subject property.

2. Possible mis-located fence lines and encroaching garage as disclosed by an unrecorded survey obtained from the State of Washington Department of Transportation.

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 Survey recorded January 27, 2009 as Auditor's File No. 200901270049.

Said Survey is a revision to Survey recorded on August 21, 2008, under Auditor's File No. 200808210042.

4. Regulatory notice regarding Certificate of Non-Compliance that may include covenants, conditions and restrictions affecting the subject property, recorded June 15, 2016 as Auditor's File No. 201606150072.

See instrument for details and contact Skagit County for requirements to remedy.