

AFTER RECORDING MAIL TO:

Victor and Beverly Caratachea
8680 Collins Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5058

Nov 25 2020

Amount Paid \$8272.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-180683-OE

Statutory Warranty Deed

THE GRANTOR G & D WALLACE, INC., a Washington corporation for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **VICTOR CARATACHEA and BEVERLY CARATACHEA, a married couple** the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

LOT 1, SP NO. PL-20-0091, AF# 202011170042 (PTN N 1/2 SW 1/4, 15-34-4E W.M.)

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): **350415-3-001-0209, P36732**

Subject to all items on Schedule "B-1" see attached Exhibit "B"

The Grantees acknowledge a possible encroachment of the neighbor's fence onto the subject property as disclosed by survey recorded on November 17, 2020 under Auditor's File No. 202011170042.

Dated November 23, 2020

G and D Wallace Inc., a Washington corporation

By: Jack R. Wallace, Secretary

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jack R. Wallace is / are the person(s) who appeared before me, and said person(s) acknowledge he / she / they signed this instrument, on oath stated he / she / they is / are authorized to execute the instrument and acknowledge that as the Secretary of G and D Wallace Inc., a Washington corporation to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: November 2020

Denise McDonald

Notary Public in and for the State of Washington

Residing Mt. Vernon, WA

My appointment expires: 06-06-24



EXHIBIT A**EXHIBIT A**PARCEL "A":

Lot 1, Short Plat No. PL20-0091, approved on November 16, 2020, recorded on November 17, 2020, under Auditor's File No. 202011170042, being a portion of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 15, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress and egress on that existing driveway at the North edge of the following described Tract X, as created July 9, 1993, under Auditor's File No. 9307090029:

Tract X:

The South 75 feet of the East 248.91 feet of Tract 1 and Tract 2, EXCEPT the West 186.80 feet of Skagit County Short Plat No. 62-79, approved December 13, 1979, and recorded December 14, 1979 in Book 4 of Short Plats, page 13, under Auditor's File No. 7912140016; being a portion of the Southwest $\frac{1}{4}$ of Section 15, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

ALTA COMMITMENT
SCHEDULE B-1

Title Order No.: 01-180683-OE

A. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS,
PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE
FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat:	Short Plat No. 62-79
Recorded:	December 14, 1979
Auditor's No.:	7912140016

B. RESERVATIONS CONTAINED IN DEED:

Executed By:	Aleene H. Hogue
Recorded:	May 3, 1993
Auditor's File No.:	9305030007
As follows:	

This conveyance is done as boundary line adjustments, to delete said described real estate from said Tract 2, and, by a companion deed, to add a similar sized portion of real estate thereto from the adjoining Tract 1. Grantee agrees that the parcel herein conveyed shall become part of the parcel to which it is being attached, i.e., said Tract 1, which is owned by the grantee and will not be sold separately, nor used as a separate building site without first obtaining County approval.

C. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded:	March 4, 2020
Auditor's File No.:	20203040071
(Affects portion of subject premises and other lands)	

D. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS,
PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE
OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat:	Short Plat No. PL20-0091
Recorded:	November 17, 2020
Auditor's No.:	202011170042

E. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded:	November 17, 2020
Auditor's File No.:	202011170043
Affects:	Lots 1 & 2 of SP#PL20-0091

END OF SCHEDULE B-1

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.