

When recorded return to:

Matthew Marandola
7672 South Park Avenue
Concrete, WA 98237

STATUTORY WARRANTY DEED

GNW 20-8254

THE GRANTOR(S) Ronald L. Queen, a married man as his separate estate, 7652 S Park Ave, Concrete, WA 98237,

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

in hand paid, conveys, and warrants to Matthew Marandola, an unmarried 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: Property 1: Lot 17, Cedar Park

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): P119230

Dated: 11-30-2020

Ronald L. Queen
Ronald L. Queen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5102

Nov 30 2020

Amount Paid \$5445.00

Skagit County Treasurer

By Bridget Ibarra Deputy

Statutory Warranty Deed
LPB 10-05

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Ronald L Queen and Danielle Queen 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: 30th day of November, 2020

Doug Clark
Signature

Notary Public
Title

My appointment expires: 12-15-21

Notary Public
State of Washington
Doug Clark
Commission No. 196611
Commission Expires 12-15-2021

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 7672 South Park Avenue, Concrete, WA 98237
Tax Parcel Number(s): P119230

Property Description:

Lot 17, CEDAR PARK PLAT, according to the plat thereof, recorded June 5, 2002 under Auditor's File No. 200206050104, records of Skagit County, Washington. Situate in Skagit County, Washington.

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EXHIBIT B

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1. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded September 17, 2001, as Auditor's File No. 200109170157.
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 Cedar Park Plat recorded June 5, 2002 as Auditor's File No. 200206050104.

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