

When recorded return to:
Ryan Thune and Megan Thune
26960 Old Day Creek Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-1505
Apr 08 2021
Amount Paid \$10675.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620046884

CHICAGO TITLE
620046884

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel H. Garcia and Emily B. Garcia, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Ryan Thune and Megan Thune, a married couple

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): 1 and 2, Short Plat No. 143-79, in SE, 33-35-5E

Tax Parcel Number(s): P40614 / 350533-4-002-0104

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: March 22, 2021

[Signature]
Daniel H. Garcia

[Signature]
Emily B. Garcia

State of Washington
County of Skaagit

I certify that I know or have satisfactory evidence that Daniel H Garcia and Emily B Garcia
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/~~they~~) signed this of instrument and acknowledged it to be (his/her/~~their~~) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: April 2, 2021

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

[Signature]
Name: ALYSIA HUDSON
Notary Public in and for the State of WA
Residing at: anington
My appointment expires: 03.01.2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P40614 / 350533-4-002-0104

Lots 1 and 2, Short Plat No. 143-79, approved June 8, 1980, recorded June 19, 1980 in Volume 4 of Short Plats, page 122, under Auditor's File No. 8006190031; being a portion of the East ½ of the Northeast ¼ of the Southeast ¼ of Section 33, Township 35 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Terms and conditions of Public Utility District No. 1 unrecorded easement for water pipe line, over and across the subject premises as disclosed by various instruments of record.
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. 143-79:

Recording No: 8006190031
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: August 17, 1984
Recording No.: 8408170035
4. City, county or local improvement district assessments, if any.