

When recorded return to:

Dennis E. Pena and Amber J. Pena  
3742 Campbell Court  
Sedro Woolley, WA 98284

GNW 21-10578

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Ronald Halterman and Bobbette Halterman, as their interests appear of record, 23945 Martin Road, Sedro Woolley, WA 98284,

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

in hand paid, conveys, and warrants to Dennis E. Pena and Amber J. Pena, 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 24, Township 36 North, Range 4 East - NE SE (aka Lot 1 SP SP96-0062)

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): P130631

Dated: 4-16-2021

  
Ronald Halterman

  
Bobbette Halterman

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1767

Apr 23 2021

Amount Paid \$7125.00  
Skagit County Treasurer  
By Josie L Bear Deputy

Statutory Warranty Deed  
LPB 10-05

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

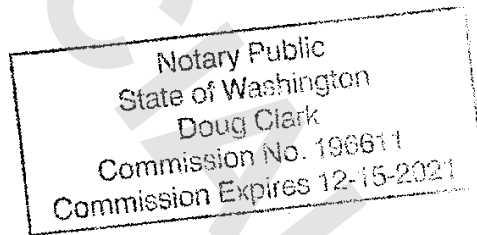
I certify that I know or have satisfactory evidence that Ronald Halterman and Bobbette Halterman is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 16<sup>th</sup> day of April, 2021

Doug Clark  
Signature

Notary Public  
Title

My appointment expires: 12-15-21



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 3742 Campbell Court, Sedro Woolley, WA 98284  
Tax Parcel Number(s): P130631

**Property Description:**

Lot 1, Skagit County Short Plat No. SP96-0062 approved May 10, 2011 and recorded May 13, 2011 as Auditor's File No. 201105130021, records of Skagit County, Washington; being a portion of the Northeast 1/4 of the Southeast 1/4 of Section 24, Township 36 North, Range 4 East, W.M.

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**EXHIBIT B**

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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. 11-86 recorded June 30, 1989 as Auditor's File No. 8906300018.

2. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Skagit County

And: Doris Campbell

Dated: June 15, 1993

Recorded: June 16, 1993

Auditor's No.: 9306160059

Regarding: Alternative Sewage System Installations

3. 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 09/16/1993, as Auditor's File No. 9309160113.

4. Agreement, affecting subject property, regarding Road Maintenance and the terms and provisions thereof between Bobbette Halterman, et ux, and Ray VanZon, et ux., recorded 02/25/2000 as Auditor's File No. 200002250049. Affects: Campbell Court

5. 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 8, 2008 as Auditor's File No. 200801080092.

6. 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 December 21, 2010 as Auditor's File No. 201012210065.

7. 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 Short Plat No. SP96-0062 recorded May 13, 2011 as Auditor's File No. 201105130021.

8. Lot certification, including the terms and conditions thereof, recorded May 13, 2011 as Auditor's File No. 201105130022. Reference to the record being made for full particulars. The company makes no determination as to its affects.

Statutory Warranty Deed  
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