

When recorded return to:
Meredith G. Gudger-Raines and Christopher E.
Gudger-Raines
1115 North 16th Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2741

Jun 17 2021

Amount Paid \$8717.00

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

CHICAGO TITLE

020047426

Escrow No.: 620047426

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bernadet Dejonge, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Meredith G. Gudger-Raines and Christopher E. Gudger-Raines, 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.)

PTN SW 1/4 SE 1/4 OF 17-34-4


Tax Parcel Number(s): P25730 / 340417-0-126-0006

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 15, 2021

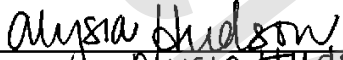


Bernadet Dejonge

State of WASHINGTON
County of SKAGIT

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

Dated: JUNE 15, 2021


Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arundon
My appointment expires: 03.01.2024

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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P25730 / 340417-0-126-0006

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 797.5 FEET NORTH AND 635.28 FEET EAST OF THE SOUTHWEST CORNER OF SAID SUBDIVISION;

THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION 120.00 FEET;

THENCE WEST 136.00 FEET;

THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION 120.00 FEET, MORE OR LESS, TO A POINT 797.5 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION;

THENCE EAST TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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 Survey:

Recording No: 9803170112

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 Survey:

Recording No: 201312270143

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Jeshua Gabelein & Bernadet Dejonge
Purpose: Exclusive use and maintenance easement, together with the rights of ingress and egress
Recording Date: April 4, 2016
Recording No.: 201604040149
Affects: as described in said instrument

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. Assessments, if any, levied by Mt Vernon.
6. City, county or local improvement district assessments, if any.