

POOR ORIGINAL

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08/31/2021 10:34 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4022

Aug 31 2021

Amount Paid \$8628.00

Skagit County Treasurer
By Lena Thompson Deputy

When recorded return

David C. Salkeld
11160- Roney Road
Bow, Wa. 98232

GNW 21-12370

STATUTORY WARRANTY DEED

THE GRANTOR(S) Karen A. Ross, as her separate estate, and as the Surviving Spouse of George Hays Ross, III,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to David C. Salkeld, an unmarried person

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: Section 36, Township 36 North, Range 2 East - NW NW (aka Lot 3 SP. 91-029)

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: P101556 260236-2-003-1007:

Dated: August 18, 2021

Karen A. Ross
Karen A. Ross

Statutory Warranty Deed
LPB 10-05

Order No.: 21-12370-SJ

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Karen A. Ross 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: 18 day of August, 2021

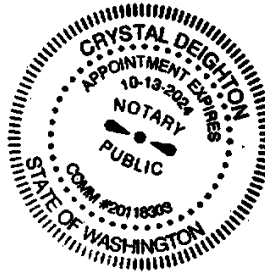
Crystal Deighton

Signature

Escrow Assistant

Title

My appointment expires: 10-13-2024



Statutory Warranty Deed
LPB 10-05

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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 5171 Roney Road, Bow, WA 98232
Tax Parcel Number: P101556 360236-2-003-1007

Lot 3 of SKAGIT COUNTY SHORT PLAT NO. 91-029 as approved June 13, 1991, and recorded June 17, 1991, in Volume 9 of Short Plats, page 377, under Auditor's File No. 9106170082, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Northwest Quarter of Section 36, Township 36 North, Range 2 East of the Willamette Meridian.

Statutory Warranty Deed
LFB 10-05

Order No.: 21-12370-SJ

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EXHIBIT B

21-12370-SJ

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

TOGETHER WITH the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The State of Washington

Recorded: April 28, 1916

Auditor's No.: 113012, records of Skagit County, WA

Affects: Said premises and other property

2. Agreement, including the terms and conditions thereof, entered into

By: William L. Watson

And between: Skagit County

Recorded: June 6, 1991

Auditor's No.: 9106060003, records of Skagit County, WA

Providing: Alternative sewage system installation

3. 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. 91-029 recorded June 17, 1991 as Auditor's File No. 9106170082,.

Statutory Warranty Deed.
LPB 10-05

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