

When recorded return to:

Moises F. Rodriguez and Juana Rodriguez Flores
17363 Bennett Road
Mount Vernon, WA 98273

201872-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tyran C. Hulme, an unmarried person and Corey H. Barthels, an unmarried person

for and in consideration of \$10.00 and other good and valuable consideration in hand paid, conveys, and warrants to Juana Rodriguez Flores, an unmarried person and Moises F. Rodriguez, an unmarried person.

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

As per Exhibit "A" attached hereto and made a part hereof

Abbreviated Legal: Ptn Gov Lot 3, 12-34-3 & Ptn NW 1/4 SW 1/4, 12-34-3 E W.M

Subject to Exhibit "B" attached hereto and made a part hereof

Tax Parcel Number(s): P21559 340312-0-036-0001

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4655

Oct 08 2021

Amount Paid \$6325.00
Skagit County Treasurer
By Lena Thompson Deputy

LPB 10-05

Dated: September 22, 2021

Corey H. Barthels
Corey M. Barthels

Tyran C. Hulme
Tyran C. Hulme

State of Washington
County of Skagit

This record was acknowledged before me on 10/4/2021 by Tyran C Hulme and Corey H Barthels.

R L Bluhm
Notary Public

My commission expires: 9/25/2024

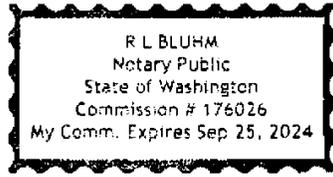


EXHIBIT A

PARCEL "A":

That portion of Government Lot 3 of Section 12, Township 34 North, Range 3 East, W.M., described as follows:

**Beginning at the Southwest corner of said Government Lot 3;
thence North along the West line of said Government Lot 3, a distance of 327.7 feet to a point on the North line of a certain six acre tract conveyed to Martin B. Dunbar by deed dated December 31, 1883, and recorded May 21, 1884, in Volume 1 of Deeds, page 267, records of Skagit County, Washington, said point being the true point of beginning of this description;
thence South 89°34' East along the North line of said six acre tract a distance of 250 feet, more or less, to the Northwesterly line of the County road;
thence Southwesterly along the Northwesterly line of said County road to the most Easterly corner of that certain tract conveyed to LeRoy R. Talley, et ux, by deed dated November 3, 1959, and recorded November 4, 1959, under Auditor's File No. 587478, records of Skagit County, Washington;
thence North 68°59' West along said Talley tract to a point on the West line of said Government Lot 3;
thence North along said West line to the true point of beginning;**

EXCEPT the North 24 feet thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 12, Township 34 North, Range 3 East, W.M., described as follows:

**Beginning at the Northeast corner of the South 660 feet of the East 660 feet of the Northwest 1/4 of the Southwest 1/4 of Section 12, Township 34 North, Range 3 East, W.M.;
thence South 386.57 feet along the East side of the above described property to the true point of beginning;
thence South 00°04'54" East, 132.13 feet;
thence North 68°57'30" West, 32.34 feet;
thence North 00°25'30" West, 132.13 feet;
thence South 68°57'30" East, 32.34 feet to the true point of beginning.**

Situate in the County of Skagit, State of Washington.

END OF EXHIBIT A

EXHIBIT "B"

NOTICE OF AIRPORT NOISE AND OVERFLIGHT EFFECTS, INCLUDING THE TERMS AND CONDITIONS THEREIN:

Given By: Port of Skagit County

Dated: February 19, 2009

Recorded: March 5, 2009

Auditor's No.: 200903050091