

When recorded return to:

Omar Gutierrez
23502 Buchanan Street
Mount Vernon, WA 98273

GNW 21-12640

STATUTORY WARRANTY DEED

THE GRANTOR(S) Taylor Dennis and Derrick Brillhart, a married couple, 8414 68th Place Northeast, Marysville, WA 98270,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Omar Gutierrez, unmarried man

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: PTN. Gov. Lot 1, 12-34N-4E

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): P24584

Dated: 10-21-21



Taylor Dennis



Derrick Brillhart

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-4836
Oct 21 2021
Amount Paid \$5525.00
Skagit County Treasurer
By Lena Thompson Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Taylor Dennis and Derrick Brillhart 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: 21st day of October, 2021

Doug Clark
Signature

Notary Public
Title

My appointment expires: 12-15-21

Notary Public
State of Washington
Doug Clark
Commission No. 196611
Commission Expires 12-15-2021

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 23502 Buchanan Street, Mount Vernon, WA 98273
Tax Parcel Number(s): P24584

Property Description:

That portion of Government Lot 1, Section 12, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of said Government Lot 1; thence South 222.1 feet, more or less, to the North line of Jacob Devish Tract as described in Volume 100 of Deeds, page 253; thence East along said line 40 feet; thence North parallel with the West line of said lot, 95 feet; thence East 25 feet; thence North 107.5 feet, more or less, to the North line of said Government Lot 1; thence West 65 feet to the point of beginning,

EXCEPT County road.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 21-12640-TJ

Page 3 of 4

EXHIBIT B
21-12640-TJ

N/A

Order No.: 21-12640-TJ

Statutory Warranty Deed
LPB 10-05

Page 4 of 4
