

When recorded return to:

Gilberto del Muro Gonzalez and Andrea Gonzalez Pereyra  
10778 District Line Road, 20977 State Route 20  
Burlington, WA 98233

207118-LT

## STATUTORY WARRANTY DEED

THE GRANTOR(S) **Linda M. Hanger, an unmarried person as her separate property**

for and in consideration of FOUR HUNDRED SIXTY THOUSAND AND 00/100 Dollars  
(\$460,000.00)

in hand paid, conveys, and warrants to **Gilberto del Muro Gonzalez, an unmarried person, and  
Andrea Gonzalez Pereyra, an unmarried person**

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

**For Full Legal See Attached "Exhibit A"**

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn Tr. A Morgan's Tracts

Tax Parcel Number(s): 3959-000-016-0106/P67625

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record  
including, but not limited to, those shown Land Title Company's Preliminary Commitment No.  
207118-LT.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20223803

Sep 15 2022

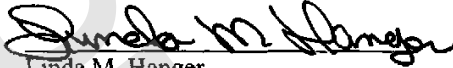
Amount Paid \$7365.00

Skagit County Treasurer

By Lena Thompson Deputy

(attached to Statutory Warranty Deed)

Dated: September 14, 2022

  
Linda M. Hanger

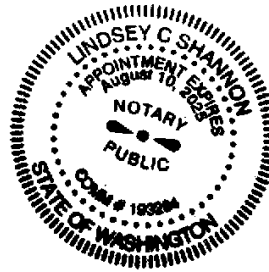
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 14<sup>th</sup> day of SEPTEMBER, 2022 by Linda M. Hanger.

  
Signature

Notary  
Title

My commission expires: AUG. 10, 2023



## Exhibit A

Property 1:  
Parcel A:

That portion of Tract "A", "MORGAN'S TRACTS", according to the plat thereof recorded in Volume 6 of Plats, Page 11, records of Skagit County, Washington, described as follows:

Beginning at a point on the East line of said Tract "A", 140 feet South of the Northeast corner of said Tract "A";  
thence South to the Southeast corner;  
thence South 60°42' West, 168.61 feet;  
thence North parallel with the East line of said Tract "A" to a point 140 feet South of the North line of said Tract "A";  
thence East to the point of beginning;

EXCEPT mineral rights as reserved by instrument recorded in Volume 49 of Deeds, Page 234, under Auditor's File No. 41861, records of Skagit County, Washington.

Parcel B:

That portion of Tract "A", "MORGAN'S TRACTS", according to the plat thereof recorded in Volume 6 of Plats, Page 11, records of Skagit County, Washington, described as follows:

Beginning at a point on the North line of the Cascade Highway, which point is South 60°42' West, 168.61 feet from the East line of said Tract "A";  
thence North parallel with said East line to a point 140 feet South of the North line of said Tract "A";  
thence Southwesterly along a straight line to the Northeast corner of a tract deeded to William E. Rogers, Jr., by Deed recorded under Auditor's File No. 444891, records of Skagit County, Washington;  
thence South 88°10' East to the East line of a tract deeded to Ivar Hanson and Hallie Hanson, husband and wife, by Deed recorded under Auditor's File No. 510885, records of Skagit County, Washington;  
thence Southeasterly to a point on the North line of the Cascade Highway which is South 60°42' West, 168.61 feet from the East line of said Tract "A" and the point of beginning;

EXCEPT that portion conveyed by Deed recorded on October 18, 1956, under Auditor's File No. 543029, records of Skagit County, Washington.

ALSO EXCEPT that portion of Tract "A", "MORGAN'S TRACTS", according to the plat thereof recorded in Volume 6 of Plats, Page 11, records of Skagit County, Washington, described as follows:

(Parcel B continued...)

Parcel B continued:

Beginning at a point on the North line of the Cascade Highway, which point is South 60°42' West, 168.61 feet from the East line of said Tract "A";  
thence North 25°58'33" W, a distance of 147.91 feet more or less to a point on the East line of the tract deeded to Iver Hanson, et ux, by deed recorded under Auditor's File No. 510885 and the TRUE POINT OF BEGINNING;  
thence North 88°10'00" W, a distance of 85.95 feet to the Northeast corner of a tract deeded to William E. Rogers, Jr., by Deed recorded under Auditor's File No. 444891, records of Skagit County, Washington;  
thence North 72°39'44" East, a distance of 76.90 feet to a point that bears North 25°58'33" West from the point of beginning;  
thence South 25°58'33" East, a distance of 28.55 feet more or less to the TRUE POINT OF BEGINNING;

Situate in the County of Skagit, State of Washington.