

POOR ORIGINAL

When recorded return to:

Devin P. Groody and Nicole S. Row
61551 Cascade River Road
Marblemount, WA 98267

GNW 22-16759

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kay Roberta M. Santosha, who acquired title as Kay R. Meddleton, as her separate estate, 4555 Freiday Lane, Kingman, AZ 86409,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Devin P. Groody, an unmarried man, and Nicole S. Row, an unmarried woman

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:
Section 8, Township 35 North, Range 11 East, Ptn. NW SE

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): P45996 and P123458

Dated: 9-16-22

Kay Roberta M Santosha
Kay Roberta M. Santosha

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20223932
Sep 23 2022
Amount Paid \$11557.20
Skagit County Treasurer
By Lena Thompson Deputy

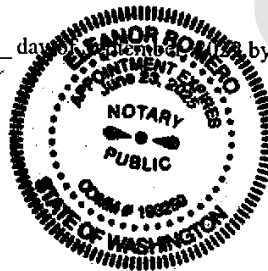
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 16th day of Sept, 2022, by Kay Roberta M. Santosha.

Glenn Romero
Signature

Notary
Title

My commission expires: 6/23/2025



Statutory Warranty Deed
LPB 10-05

Order No.: 22-16759-KH

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 61551 Cascade River Road, Marblemount, WA 98267
Tax Parcel Number(s): P45996 and P123458

Property Description:

PARCEL A:

That portion of the Northwest Quarter of the Southeast Quarter of Section 8, Township 35 North, Range 11 East of the Willamette Meridian, lying Northerly of a line 300 feet Northerly and distant 300 feet from the centerline of the Cascade Highway;

EXCEPT any portion in the Northeast Quarter of the Northwest Quarter of the Southeast Quarter of said section.

PARCEL B:

An easement for ingress, egress, and utilities over and across the North 15 feet of the Northeast Quarter of the Southwest Quarter of said Section 8, Township 35 North, Range 11 East of the Willamette Meridian; EXCEPT the West 675 feet thereof; and over and across the East 15 feet of the West 675 feet of that portion of said Northeast Quarter of the Southwest Quarter in Section 8, lying Northerly of the Cascade Highway.

PARCEL C:

An easement for ingress, egress, and utilities over, under, and across a 20-foot strip of land through a portion of the Northwest Quarter of the Southeast Quarter of Section 8, Township 35 North, Range 11 East of the Willamette Meridian, lying 20 feet on the Westerly side of the centerline of that certain easement granted to Puget Sound Power and Light Company by instrument recorded June 12, 1995, under Auditor's File No. 9506120070, records of Skagit County, Washington.

ALL situated in Skagit County, Washington.

EXHIBIT B

22-16759-KH

10. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded December 19, 1986, as Auditor's File No. 8612190053.

11. Regulatory notice/agreement regarding Property Designated Rural Resource Lands that may include covenants, conditions and restrictions affecting the subject property, recorded August 11, 2000 as Auditor's File No. 200008110001.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

Statutory Warranty Deed
LPB 10-05

Order No.: 22-16759-KH

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