

GNW 22-16555

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jose L. Cardona and DiAnn P. Cardona, husband and wife, 390 Rainbow Drive, Sedro-Woolley, WA 98284,

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

in hand paid, conveys, and warrants to Brian J. Donaldson and Stephanie C. Crowe, a married couple

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:
Lot 20, Monroe Street Addn.

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): P107050

Dated: 11/11/2022


Jose L. Cardona

DiAnn P. Cardona

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224588

Nov 14 2022

Amount Paid \$7341.00
Skagit County Treasurer
By Lena Thompson Deputy

**Statutory Warranty Deed
LPB 10-05**

Order No.: 22-16555-KH

When recorded return to:

Brian J. Donaldson and Stephanie C. Crowe
655 Poplar Place
Burlington, WA 98233

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jose L. Cardona and DiAnn P. Cardona, husband and wife, 390 Rainbow Drive, Sedro-Woolley, WA 98284,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Brian J. Donaldson and Stephanie C. Crowe, a married couple

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:
Lot 20, Monroe Street Addn.

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): P107050

Dated: 11/11/22

Jose L. Cardona

DiAnn P. Cardona
DiAnn P. Cardona

Statutory Warranty Deed
LPB 10-05

Order No.: 22-16555-KH

Page 1 of 4

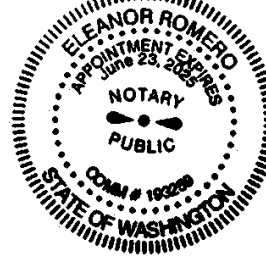
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 11th day of November, 2022 by Jose L. Cardona and ~~Diana P. Cardona~~.

Eleanor Romero
Signature

Notary
Title

My commission expires: 6/23/2025



Statutory Warranty Deed
LPB 10-05

Order No.: 22-16555-KH

Page 2 of 4

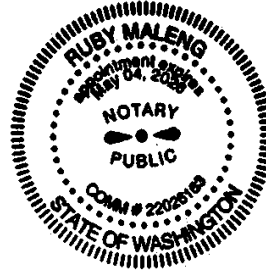
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 11 day of November, 2022 by Jose L. Cardona and DiAnn P. Cardona.

R. Maleng
Signature

Notary
Title

My commission expires: May 4, 2026



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 655 Poplar Place, Burlington, WA 98233
Tax Parcel Number(s): P107050

Property Description:

Lot 20, PLAT OF MONROE STREET ADDITION, according to the plat thereof recorded in Volume 16 of Plats, pages 10 through 12, inclusive, records of Skagit County, Washington.

Situated in Skagit County, Washington

Statutory Warranty Deed
LPB 10-05

Order No.: 22-16555-KH

Page 3 of 4

EXHIBIT B

22-16555-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 on August 25, 1994 and recorded September 12, 1994, as Auditor's File No. 9409120091.
11. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Kendall D. Gentry and Nancy F. Gentry, husband and wife, dated and recorded November 16, 1994, as Auditor's File No. 9411160060.
12. 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 Monroe Street Addition recorded November 16, 1994, as Auditor's File No. 9411160059.