

When recorded return to:

George N. Kimani and Pauline W. Nyaga
17322 Redhawk Drive
Arlington, WA 98223

GNW 22-16695

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dolores J. Rodriguez, as her separate estate and as surviving spouse of David A. Rodriguez, deceased, Tundra Loop, Mount Vernon, WA 98273,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to George N. Kimani and Pauline W. Nyaga, 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:
Section 17, Township 34 North, Range 4 East - SW 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): P26027

Dated: 11-17-2022

Dolores J. Rodriguez
Dolores J. Rodriguez

Dolores J. Rodriguez SURVIVING Spouse
Heirs and Devises of David A. Rodriguez, deceased

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224723

Nov 28 2022

Amount Paid \$10942.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-16695-KH

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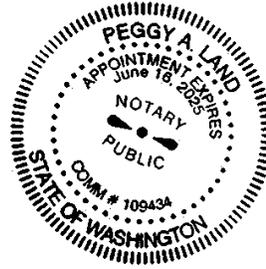
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 17 day of November, 2022 by Dolores J. Rodriguez and Heirs and Devises of David A. Rodriguez, deceased.

Peggy A. Land
Signature

Notary
Title

My commission expires: June 16, 2025



Statutory Warranty Deed
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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1220 North 16th Street, Mount Vernon, WA 98273
Tax Parcel Number(s): P26027

Property Description:

That portion of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of said subdivision, 1149.45 feet North of the Southwest corner thereof;
thence East 30 feet to the true point of beginning;
thence North, parallel with the West line of said East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, to the North line of said subdivision;
thence South 89 degrees 48' East, 136.41 feet;
thence South parallel with the first described course, to the North line of that certain tract conveyed to Dale T. Boudreau by Deed recorded March 19, 1973 under Auditor's File No. 782523;
thence North 89 degrees 49' West along said North line to the true point of beginning.

EXCEPT the North 10 feet thereof conveyed to the City of Mount Vernon by Deed recorded under Auditor's File No. 577078.

EXHIBIT B

22-16695-KH

10. 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 Short Plat No: MV-4-98 recorded March 30, 1999 as Auditor's File No. 9903300018.