

When recorded return to:

Florence Brady and Richard Brady
11548 Martin Road
Rockport, WA 98283

GNW 22-17426

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tara McGown and Kevin Crozier, a married couple, PO Box 26, Rockport, WA 98283,

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

in hand paid, conveys, and warrants to Florence Brady and Richard Brady, 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 36, Township 35 North, Range 9 East, Ptn. SE NW (aka Lot C, Short Plat No. 92-031)

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): P103550

Dated: 1/4/23

Tara McGown

Tara McGown

Kevin Crozier

Kevin Crozier

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235103

Jan 05 2023

Amount Paid \$5125.00

Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-17426-KH

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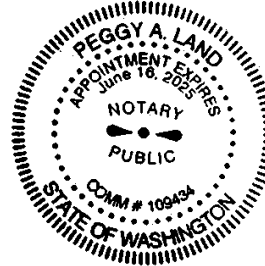
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 4 day of January, 2023 by Tara McGown and Kevin Crozier.

Signature

Title

My commission expires:

June 16, 2025Statutory Warranty Deed
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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 11548 Martin Road, Rockport, WA 98283

Tax Parcel Number(s): P103550

Property Description:

Lot C of SKAGIT COUNTY SHORT PLAT NO. 92-031 as approved November 2, 1992, and recorded December 16, 1992, in Volume 10 of Short Plats, page 157, under Auditor's File No. 9212160072, records of Skagit County, Washington; being a portion of the Southeast Quarter of the Northwest Quarter of Section 36, Township 35 North, Range 9 East of the Willamette Meridian.

Situated in Skagit County, Washington

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EXHIBIT B

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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. 92-31 recorded December 16, 1992 as Auditor's File No. 9212160072.

11. Title notification that the subject property is adjacent to property designated Agricultural Resource Lands lands by Skagit county executed by Michael Petosa, recorded November 23, 1998 as Auditor's File No. 9811230066. Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

12. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

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