

When recorded return to:

Manuel Gonzalez and Tessa Renee Gonzalez
13042 Janicki Road
Sedro-Woolley, WA 98284

GNW 22-17243

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kyle Brown and Tiffanee Brown, a married couple, 14201 Leslie Lane, Mount Vernon, WA 98273,

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

in hand paid, conveys, and warrants to Manuel Gonzalez and Tessa Gonzalez, a married couple

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

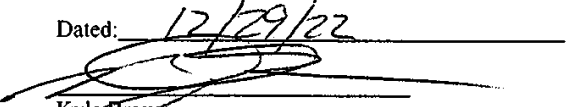
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Section 8, Township 34 North, Range 5 East; Ptn. NE NE

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): P30223

Dated: 12/29/22



Kyle Brown



Tiffanee Brown

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235117

Jan 06 2023

Amount Paid \$4805.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-17243-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 29th ^{December 2022} day of ~~January~~, 2023 by Kyle Brown and Tiffanee Brown.

Eleanor Romero
Signature

Notary
Title

My commission expires: 6/23/2025

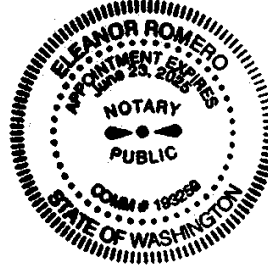


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 13042 Janicki Road, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P30223

Property Description:

That portion of the North 425.82 feet of the Northeast Quarter of the Northeast Quarter of Section 8, Township 34 North, Range 5 East, W.M., lying West of the County Road (known as the Janicki Road) described as follows:

Commencing at the intersection of the North line of said subdivision and the West right of way line of the Janicki Road;

Thence South 7 degrees 52'22" East along the West right of way line of the Janicki Road 133.40 feet to the point of beginning;

Thence South 79 degrees 14'08" West 73.24 feet to the center line of an existing United States Department of the Interior access road easement as recorded under Auditor's File No. 474954, Volume 250, page 421, records of Skagit County, Washington;

Thence South 14 degrees 53' West along the center line of said easement 324.44 feet;

Thence North 79 degrees 14'08" East 299.19 feet to the Westerly right of way line of said Janicki Road;

Thence North 27 degrees 03'52" West along the Westerly right of way line of said Janicki Road 304.72 feet to the point of beginning.

(Also known as Lot 2 of unrecorded Skagit County Short Plat No. 49-72)

Situated in Skagit County, Washington.

EXHIBIT B

22-17243-KH

10. Easement, affecting a portion of subject property for the purpose of To lay, maintain, etc., a water main or pipe including terms and provisions thereof granted to Skagit Improvement Co., a Washington Corporation recorded March 12, 1920 as Auditor's File No. 140126 (Vol. 116 of Deeds, pg. 395)
11. A permanent easement and right of way approximately 14 feet in width, with such additional widths as are necessary to provide for cuts, fills, and turnouts and for curves at the angle points, all over and across the lands of the undersigned in the Northeast 1/4 of the Northeast 1/4 of Section 8, Township 34 North, Range 5 East, W.M., Skagit County, Washington, for the following purposes namely; the right to enter and to clear off timber, endangering trees and brush; to grade, level, cut, fill, drain, build, maintain, repair and rebuild a road or highway and such culverts, bridges, turnouts, retaining walls, or other appurtenant structures as may be necessary on, over and across the land embraced with the right of way, as granted to the United States of America, by instrument dated April 17, 1952 and recorded May 9, 1952, under Auditor's File No. 474954.
12. 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 January 27, 1958, as Auditor's File No. 561078.
13. Terms and conditions of Skagit County Right-To-Manage Natural Resource Lands Disclosure, recorded June 29, 2018 as Auditor's File No. 201806290044.
15. Unrecorded leaseholds, if any, and rights of parties in possession, if any.

Statutory Warranty Deed
LPB 10-05

Order No.: 22-17243-KH

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