

When recorded return to:

J. Guadalupe Zavala, G. and Hermelinda Zavala
209 North 30th Street
Mount Vernon, WA 98273

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 20235201

Jan 13 2023

Amount Paid \$6085.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620053081

CHICAGO TITLE

620053081

STATUTORY WARRANTY DEED

THE GRANTOR(S) Erin N Fulton and Matthew Strong, Co-Personal Representative of The Estate of David B. Strong, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to J. Guadalupe Zavala, G. and Hermelinda Zavala, a married couple

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: **Lot 4, SCSP 98-0003; PTN SE NW 23-35-04**

Tax Parcel Number(s): P118954 / 350423-0-061-0400

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED

(continued)

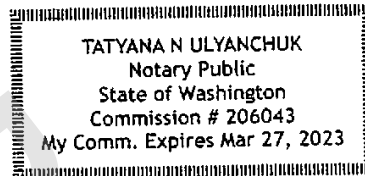
Dated: 1/11/23

The heirs and devisees of David B. Strong, deceased

BY: _____

Erin N Fulton
Co-Personal Representative

BY: _____

Matthew Strong
Co-Personal RepresentativeState of WACounty of KingThis record was acknowledged before me on 01/11/2023 by Matthew Strong as
Co-Personal Representative, of The heirs and devisees of David B. Strong, deceased.Tatyana N Ulyanchuk
(Signature of notary public)Notary Public in and for the State of WA
My appointment expires: 03/27/2023

State of _____

County of _____

This record was acknowledged before me on _____ by Erin N Fulton as
Co-Personal Representative, of The heirs and devisees of David B. Strong, deceased._____
(Signature of notary public)

Notary Public in and for the State of _____

My appointment expires: _____

STATUTORY WARRANTY DEED

(continued)

Dated: **1/11/23**

The heirs and devisees of David B. Strong, deceased

BY: Erin N Fulton Personal Rep
Erin N Fulton
Co-Personal RepresentativeBY: _____
Matthew Strong
Co-Personal Representative

State of _____

County of _____

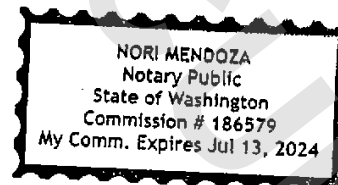
This record was acknowledged before me on _____ by Matthew Strong as
Co-Personal Representative, of The heirs and devisees of David B. Strong, deceased._____
(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____State of WASHINGTONCounty of YakimaThis record was acknowledged before me on 11th January, 2023 by Erin N Fulton as
Co-Personal Representative, of The heirs and devisees of David B. Strong, deceased.Nori Mendoza
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: July 13, 2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P118954 / 350423-0-061-0400

Lot 4 of Skagit County Short Plat Number 98-0003, according to the map recorded February 27, 2002 under recording number 200202270089; being a portion of the Southeast quarter of the Northwest quarter of Section 23, Township 35 North, Range 4 East W.M.

Situate in County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Public Utility District No. 1 of Skagit County
Purpose: Pipelines for the transportation of water
Recording Date: December 16, 1957
Recording No.: 559661
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company
Purpose: Electric lines
Recording Date: September 23, 1970
Recording No.: 743803
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Skagit County
Purpose: Pipes for the transportation of water
Recording Date: October 4, 1972
Recording No.: 774906
4. Agreement, and the terms and conditions thereof:

Recording Date: October 4, 1972
Recording No.: 774906
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company
Purpose: A single line of poles
Recording Date: October 29, 1987
Recording No.: 8710290034
6. Skagit County Conditional Agreement, and the terms and conditions thereof:

Recording Date: May 10, 1991
Recording No.: 9105100039
7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based

EXHIBIT "B"Exceptions
(continued)

upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat:

Recording No: 200202270089

8. Protected Critical Area Easement, and the terms and conditions thereof:

Recording Date: February 27, 2002
Recording No.: 200202270090

9. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: February 27, 2002
Recording No.: 200202270091

10. Order on Special Use Request and the terms and conditions thereof:

Recording Date: July 18, 2005
Recording No.: 200507180161

11. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2023.
12. City, county or local improvement district assessments, if any.
13. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.