

When recorded return to:

Miridiana Munoz Pimentel and Ximena Arce Munoz  
823 Borseth Street  
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20236317

Apr 28 2023

Amount Paid \$7053.80  
Skagit County Treasurer  
By Lena Thompson Deputy

GNW 23-18167

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Ramesh Kumar and Jabeen Nisha Ali, a married couple, ,

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

in hand paid, conveys, and warrants to Miridiana Munoz-Pimentel, a married person as her separate estate, and Ximena Arce Munoz, an unmarried person

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:  
Ptn. Lot 3, Trowbridge Addn. to Sedro Woolley

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): P77326

Dated: 04/26/23

Ramesh Kumar  
Ramesh Kumar

Jabeen Nisha Ali  
Jabeen Nisha Ali

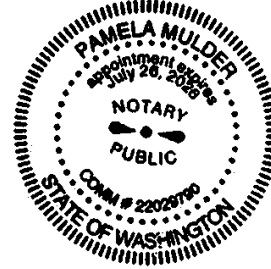
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 24 day of April, 2023 by Ramesh Kumar and Jabeen Nisha Ali.

Pamela Mulder  
Signature

Notary Public  
Title

My commission expires: July 26, 2028  
\*6



**EXHIBIT A  
LEGAL DESCRIPTION**

**Property Address: 823 Borseth Street, Sedro-Woolley, WA 98284  
Tax Parcel Number(s): P77326**

**Property Description:**

**The North 70 feet of the West 80 feet of Lot 3, TROWBRIDGE ADDITION TO THE TOWN OF SEDRO WOOLLEY, according to the plat thereof recorded in Volume 3 of Plats, page 33, records of Skagit County, Washington.**

**Situated in Skagit County, Washington**

**Statutory Warranty Deed  
LPB 10-05**

**Order No.: 23-18167-KH**

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**EXHIBIT B**  
23-18167-KH

10. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Trowbridge Addition to the Town of Sedro-Woolley

Recorded: July 11, 1902

Auditor's No.: 40553 (Volume 3 of Plats, page 33)

Statutory Warranty Deed  
LPB 10-05

Order No.: 23-18167-KH

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