

When recorded return to:

Rafael M. Lopez Jr. and Rafael Cisneros
1102 North Township Street
Sedro-Woolley, WA 98284

208952-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236404

May 05 2023

Amount Paid \$4357.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Steven V. Barron and Susan Barron, who also appears of record as Susan A. Barron, a married couple**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**

in hand paid, conveys and warrants to **Rafael M. Lopez Jr. and Rafael Cisneros, each a married person as their separate property**

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

For Full Legal See Attached "Exhibit A"

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn GL 2 & 3, 19-36-5 E W.M. (aka Lot 43, Thunder Creek Survey)

Tax Parcel Number(s): 360519-0-009-4211/P51064

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 208952-LT.

Dated: May 2, 2023

(attached to Statutory Warranty Deed)

Steven V. Barron
Steven V. Barron

Susan Barron

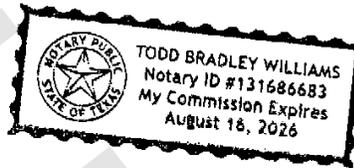
STATE OF TEXAS
COUNTY OF Montgomery

This record was acknowledged before me on 2 day of May, 2023 by Steven V. Barron

TB
Signature

Notary
Title

My commission expires: 08-16-2026



(attached to Statutory Warranty Deed)

Steven V. Barron

Susan Barron
Susan Barron

STATE OF TEXAS
COUNTY OF Kimball

This record was acknowledged before me on 3 day of May, 2023 by
Susan Barron.

Christopher Griffith
Signature

Notary
Title

My commission expires: 07/24/2025

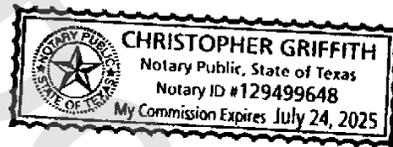


Exhibit A**Parcel A:**

That portion of Government Lots 2 and 3 in the West 1/2 of Section 19, Township 36 North, Range 5 East, W.M., in Skagit County, Washington, described as follows:

Beginning at the Northwest corner of Government Lot 3, being the West 1/4 corner of said Section; thence North 5°19'33" West along the West line of said Section, 199.36 feet; thence South 89°34'32" East 570.37 feet; thence South 17°38'56" West 117.83 feet; thence South 8°14'41" West 335.79 feet; thence North 86°18'07" West 470.05 feet to the West line of Government Lot 3; thence North 0°17'36" East 220 feet to the point of beginning.

More commonly known as Parcel No. 43 of the record of Survey known as Thunder Creek and filed in Volume 1 of Surveys, page 85, under Auditor's File No. 805666 as supplemented by map filed in Volume 1 of Surveys, page 110, under Auditor's File No. 809463, records of Skagit County, Washington.

Parcel B:

TOGETHER WITH an easement for ingress, egress and utilities over, under and across a strip of land lying in the West 1/2 of Section 19, Township 36 North, Range 5 East, W.M., in Skagit County, Washington which is 30 feet in width and lies 15 feet on both sides of the following described centerline:

Beginning at the Southwest corner of Government Lot 3 in said section; thence North 0°17'36" East along the West line of said Section, 283.06 feet to the point of beginning; thence North 47°09'53" East 84.39 feet; thence North 17°41'16" East 468.80 feet; thence North 1°40'16" East 251.98 feet; thence North 6°35'29" West 421.63 feet; thence North 47°33'59" West 231.63 feet to a point that lies 15 feet Easterly of the West line of said Section; thence North 5°19'33" West parallel with and 15 feet Easterly of the West line of said section, 1,430.91 feet to the terminus of said easement.

Parcel C:

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across a strip of land lying in the West 1/2 of Section 19, Township 36 North, Range 5 East, W.M., which is 60 feet in width, being 30 feet on both sides of the following described line:

Beginning at the Southwest corner of Government Lot 3 in said section; thence North 0°17'36" East along the West line of said Section, 30.33 feet to the point of beginning; thence Northerly the following courses and distances:

Parcel C continued:

North 59°27'49" East 242.43 feet; North 34°30'21" East 254.74 feet; North 11°06'01" East 416.22 feet;
North 8°14'41" East 628.27 feet; North 17°38'56" East 117.83 feet; North 35°18'26" East 207.71 feet;
North 26°20'26" East 157.83 feet; North 4°58'01" East 326.90 feet; North 8°11'29" West 388.04 feet;
North 20°54'29" West 215.68 feet; North 58°25'29" West 13.06 feet to a point which bears South
34°43'29" East from the Northwest corner of said section and the terminus of said easement, said
terminus having a 45 foot turnaround radius.

Situate in the County of Skagit, State of Washington.