

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236457

May 11 2023

Amount Paid \$10808.00
Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:

Richard Gonzales and Beverly Castro
420 North Regent Street
Burlington, WA 98233

GNW 23-18258

STATUTORY WARRANTY DEED

THE GRANTOR(S) Stephen Bakke and Kenneth V. Bakke, co-personal representatives of Estate of Stanley G. Bakke, ,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Richard Gonzales and Beverly Castro, husband and wife

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:
Lot 9, CEDARWOOD

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): P100766

Dated: 05/09/2023

Estate of Stanley G. Bakke

By: STEPHEN BAKKE
Stephen Bakke, co-personal representativeBy: Kenneth V. Bakke
Kenneth V. Bakke, co-personal representativeStatutory Warranty Deed
LPB 10-05

Order No.: 23-18258-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 9 day of May, 2023 by Stephen Bakke
co-personal representative of Estate of Stanley G. Bakke.

K. Beam
Signature
Notary

Title

My commission expires: 09/11/2023

KYLE BEAM
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210008
COMMISSION EXPIRES 09/11/2023

This notarial act involved the use of communication technology

General All Purpose Acknowledgement

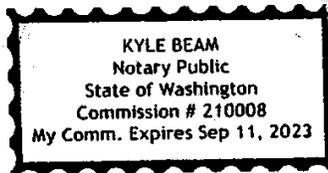
State of WA

County of Skaagit

On 5-10-23, before me,
Kyle Beam, (date) (notary) personally appeared,
Kenneth V. Bakke, (signers) personally
known to me --OR-- proved to me on the basis of satisfactory evidence to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which
the person(s) acted, executed the instrument

WITNESS my hand and official seal
(notary signature)

[Signature]
My Commission Expires: 9-11-23



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 117 Cedarwood Place, Mount Vernon, WA 98273
Tax Parcel Number(s): P100766

Property Description:

Lot 9, CEDARWOOD, as per plat recorded in Volume 15 of Plats, pages 10 and 11, records of Skagit County, Washington.

EXHIBIT B
23-18258-KH

10. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Co.
Recorded: December 3, 1990
Auditor's No: 9012030082

Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.
Area Affected:

All streets as constructed within the above-described property: The exterior 7 feet parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts as delineated on the final approved plat of Cedarwood.

11. 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 Cedarwood recorded October 21, 1991 as Auditor's File No. 9110210010.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

12. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: October 24, 1991
Auditor's No: 9110240036