

POOR ORIGINAL

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237162

Jul 06 2023

Amount Paid \$3605.00
Skagit County Treasurer
By Kaylee Oudman Deputy

When recorded return to:

Reina Cruz Martinez
1481 West Gateway Heights Loop
Sedro-Woolley, WA 98284

GNW 23-18092

STATUTORY WARRANTY DEED

THE GRANTOR(S) Patricia Robinson, Personal Representative of Ruth M. Kaaland Estate, 9744 Collins Road, Sedro-Woolley, WA 98284,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Reina Cruz Martinez, a married woman

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 23, Township 35 North, Range 4 East - SW NW

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): P37293 & P37294

Dated: 7-5-23

Ruth M. Kaaland Estate

By: Patricia A Robinson, PR
Patricia Robinson, Personal Representative

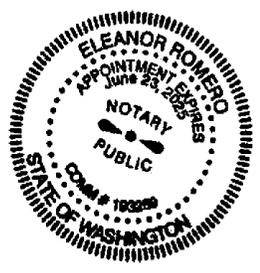
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 5th day of July, 2023 by Patricia Robinson, Personal Representative of Ruth M. Kataland Estate.

Eleanor Romero
Signature

Notary
Title

My commission expires: 6/23/2025



UNOFFICIAL DOCUMENT

EXHIBIT A
LEGAL DESCRIPTION

Property Address: NHN Cook Road, Sedro Woolley, WA 98284
Tax Parcel Number(s): P37293

Property Description:

Parcel A:

The East 1/2 of the West 1/2 of the West 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 23, Township 35 North, Range 4 East, W.M., EXCEPT the South 1.40 acres.

Parcel B:

The South 1.40 acres of the East 1/2 of the West 1/2 of the West 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 23, Township 35 North, Range 4 East, W.M., EXCEPT Roads.

Situate in the County of Skagit, State of Washington.

EXHIBIT B
23-18092-KH

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: September 14, 1926
Recording No.: 197187
11. Easement for gas pipeline, including the terms and conditions thereof, as disclosed by Deed dated May 10, 1960 and recorded May 11, 1960, as Auditor's File No. 594247, in Volume 309 of Deeds, page 343, records of Skagit County, Washington.
12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Utilities
Filed: July 29, 1988
Superior Court Cause No. 88-2-00344-3
13. Temporary Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Public Utility District No.1 of Skagit County
Purpose: Electric transmission and/or distribution line
Recording Date: August 28, 2006
Recording No.: 200608280113
14. Lot certification, including the terms and conditions thereof, recorded on December 19, 2007 as Auditor's File No. 200712190049. Reference to the record being made for full particulars. The company makes no determination as to its affects.