

When recorded return to:

Hannah Gilbert  
32360 Carpenter Road  
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20237731  
Aug 18 2023  
Amount Paid \$1949.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

## STATUTORY WARRANTY DEED

Guardian NW Title 23-19053-KH

THE GRANTOR(S) **Keith Taxdahl and Susan Taxdahl, a married couple, PO Box 98, Concrete, WA 98237.**

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

in hand paid, conveys, and warrants to **Hannah Gilbert, a married woman as her separate property**

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

That portion of Lots 18, 19 and 20, Block 1, "GRASSMERE" as per plat recorded in Volume 3 of Plats, Page 67, records of Skagit County, Washington, lying Southerly of a line drawn parallel with and 75 feet Southerly when measured at right angles from the center line of SR20 (S.S.H. NO. 17-A, P. S. H. No. 16) Concrete vicinity.

TOGETHER WITH the North 1/2 of that portion of vacated Pine Street adjacent thereto, per vacation Ordinance No. 372 recorded as Auditor's File No. 9403240075.

Abbreviated legal description: Property 1:  
Pin. Lots 18-20, Block 1, GRASSMERE

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 "A" attached hereto

Tax Parcel Number(s): P70935/4065-001-020-0107

Statutory Warranty Deed  
LPB 10-05

Order No.: 23-19053-K11

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Dated: 8-17-2023

Keith Taxdahl  
Keith Taxdahl

Susan Taxdahl  
Susan Taxdahl

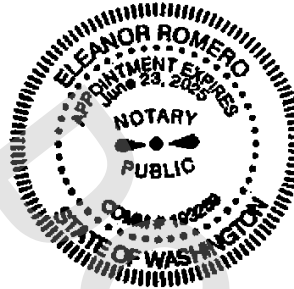
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 17<sup>th</sup> day of August, 2023 by Keith Taxdahl and Susan Taxdahl.

Eleanor Romero  
Signature

Notary  
Title

My commission expires: 6/23/2025



**EXHIBIT A**  
23-19053-KH

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water: whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. 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 Grassmere recorded May 8, 1908 as Auditor's File No. Vol 3 of Plats, Page 67.

10. Easement established by vacation by Ordinance No. 372 as Auditor's File No. 9403240075.

**End of Exhibit A**

Statutory Warranty Deed  
LPR 10-05

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