

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238143

Sep 21 2023

Amount Paid \$2405.00
Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:

Heritage Construction Group, LLC
PO Box 1713
Mount Vernon, WA 98273

GNW 23-19165

STATUTORY WARRANTY DEED

THE GRANTOR(S) Petra Folkes, Administrator of Estate of Theresia Darnell, deceased, 18425 Northeast 95th Street, #90, Redmond, WA 98052,

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

in hand paid, conveys, and warrants to Heritage Construction Group, LLC, a Washington Limited Liability Company

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:
Lots 1 & 2, Block 2, CROFOOT'S FIRST ADDITION TO THE TOWN OF CONCRETE

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): P70747

Dated: 09/20/2023

Estate of Theresia Darnell, deceased

By: *Petra Folkes*
Petra Folkes, Administrator

Statutory Warranty Deed
LPB 10-05

Order No.: 23-19165-KH

Page 1 of 4

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 20 day of September, 2023 by Petra Folkes, Administrator of Estate of Theresia Darnell, deceased.



Signature

Notary
Title

My commission expires: 09/11/2027

KYLE BEAM
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210008
COMMISSION EXPIRES 09/11/2027

This notarial act involved the use of communication technology

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 45940 Albert Street, Concrete, WA 98237

Tax Parcel Number(s): P70747

Property Description:

Lots 1 and 2, Block 2, CROFOOT'S FIRST ADDITION TO THE TOWN OF CONCRETE, as per plat recorded in Volume 3 of Plats, page 88, records of Skagit County, Wessington.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 23-19165-KH

Page 3 of 4

EXHIBIT B

23-19165-KH

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 Crofoot's First Addition to the Town of Concrete recorded September 7, 1910 as Auditor's File No. Vol 3 of Plats, Page 88.