

202309290009

09/29/2023 09:22 AM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20238225

Sep 29 2023

Amount Paid \$1941.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

When recorded return to:

Joshua Top and Rebecca Top  
11194 Bayview Edison Road  
Mount Vernon, WA 98273

GNW 23-19296

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Dennis Lee Cartwright and Ellen M. Coslor, husband and wife, 22871 Front Street, Mount Vernon, WA 98274,

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

in hand paid, conveys, and warrants to Joshua Top and Rebecca Top, a married couple

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

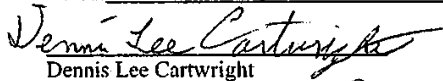
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

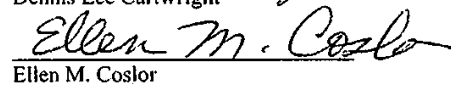
Abbreviated legal description: Property 1:  
Ptn. Gov. Lot 4, Section 25, Township 33 North, Range 4 East

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): P17306

Dated: 9-28-2023

  
Dennis Lee Cartwright

  
Ellen M. Coslor

Statutory Warranty Deed  
LPB 10-05

Order No.: 23-19296-KH

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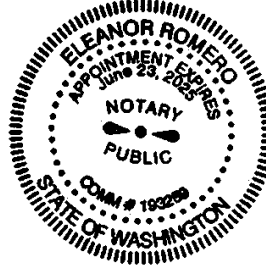
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 28<sup>th</sup> day of September, 2023 by Dennis Lee Cartwright and Ellen M. Coslor.

Eleanor Romero  
Signature

Notary  
Title

My commission expires: 6/23/2025



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 22622 State Route 9, Mount Vernon, WA 98274  
Tax Parcel Number(s): P17306

Property Description:

That portion of Government Lot 4, Section 25, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the northwest corner of said government lot; thence south 212 feet; thence east to a point 200 feet west of the west line of the County Road; thence north 40 feet to the true point of beginning of this description; thence continuing north 10 feet; thence east to the west line of the County Road; thence northerly along said west line to the north line of said government lot 4; thence west along said north line to the east line of the west 240 feet of said government lot 4; thence south along said east line to a point west of the true point of beginning; thence east to the true point of beginning.

EXCEPT the west 40 feet thereof.

**EXHIBIT B**

23-19296-KH

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Adjoining land owners  
Purpose: Ingress and egress  
Recording Date: August 11, 1948, September 23, 1950, and October 11, 1966  
Recording No.: 421486, 451340, 689446 and 689449  
Affects: Existing roadway
11. 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, together with necessary appurtenances  
Recording Date: May 12, 1867  
Recording No.: 698943 and 698944  
Affects: Exact location not disclosed of record
12. Agreement, including the terms and conditions thereof, entered into;  
By: Lot owners  
Recorded: February 24, 1993  
Auditor's No.: 9302240088, records of Skagit County, Washington  
Providing: Road maintenance