

202312200045

12/20/2023 01:37 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor, WA

WHEN RECORDED RETURN TO:

Name: Grace Anne Martin and Nathan Timothy Howden
Address: 14061 Gilmore Avenue
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20239100
Dec 20 2023
Amount Paid \$10007.00
Skagit County Treasurer
By Lena Thompson Deputy

**CHICAGO TITLE
620055396**

Escrow Number: 818043RT
Filed for Record at Request of: *Rainier Title, LLC*

STATUTORY WARRANTY DEED

THE GRANTOR(S), Paul Stafford and Keila Stafford, a married couple for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Grace Anne Martin and Nathan Timothy Howden, a married couple the following described real estate, situated in the County of Skagit, State of Washington:

LOTS 5, 6 AND 7, BLOCK 7, EDISON HALLER'S ADDITION", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 87, RECORDS OF SKAGIT COUNTY, WASHINGTON. EXCEPT THE EAST 10 FEET OF LOT 7. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.


Subject to: See attached Exhibit A, which is made a part hereof by this reference.

Abbreviated Legal: PTN LTS 5, 6 & 7, BLK 7, "EDISON HALLER'S ADDITION"


Tax Parcel Number(s): P72983 / 4099-007-007-0002

Dated: 12/08/2023

This page is attached to and made a part of the Statutory Warranty Deed



Paul Stafford




Keila Stafford

STATE OF Washington

COUNTY OF Skagit

This record was acknowledged before me on 12/08/2023 by Paul Stafford and Keila Stafford.



Name: Linda Dietrick
My Commission Expires: 11/03/2025

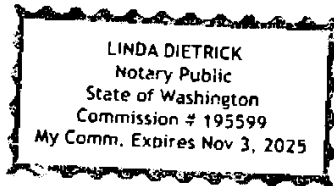


Exhibit A

Subject To:

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of Edison Haller's Addition:
Recording No: Volume 2, Page 87
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
in favor of: Skagit County
Purpose: Sewer
Dated Date: April 2, 1997
Recording Date: July 2, 1997
Recording No: 9707020062
Affects: Portion of said premises
3. Title Notification - Special Flood Hazard Area and the terms and conditions thereof:
Recording Date: February 13, 2018
Recording No.: 201802130071

End of Exhibit A