

AFTER RECORDING MAIL TO:
Xochil Hernandez Delgado
819 Evans Drive
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20249234
Jan 03 2024
Amount Paid \$7845.00
Skagit County Treasurer
By Lena Thompson Deputy

THE - GNV 23 - 19626

Filed for Record at Request of: **WFG National Title Company of Washington, LLC**
Escrow Number: 23-185117

Statutory Warranty Deed

Abbreviated Legal: Lot 38 & Ptn. Lots 36-37, CASCADE PARK ADDITION, Skagit County
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): P76358, 4154-000-038-0002

THE GRANTOR **Levi T. Nicholl** and **Katie J. Nicholl**, husband and wife, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **Xochil Hernandez Delgado**, *an * woman* and **Saul Delgado Morales**, *an** man*, the following described real estate, situated in the County of Skagit, State of Washington: **unmarried **unmarried*

SEE ATTACHED EXHIBIT "A" and EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Covenants, conditions, restrictions, easements and encumbrances of record as of the date hereof.

Dated this *28th* day of *December* 2023

[Signature]

Levi T. Nicholl
[Signature]

Katie J. Nicholl

STATE OF WA)
County of Skagit) SS.

This record was acknowledged before me on this *28th* day of December, 2023 by Levi T Nicholl and Katie J. Nicholl.

[Signature]

Notary Public for Washington
My commission expires: 11/29/26



EXHIBIT "A"
LEGAL DESCRIPTION TO STATUTORY WARRANTY DEED

PARCEL A:

Lot 38, "CASCADE PARK ADDITION", as per plat recorded in Volume 7 of Plats, page 56, records of Skagit County, Washington.

PARCEL B:

That portion of Lot 37, "CASCADE PARK ADDITION", as per plat recorded in Volume 7 of Plats, page 56, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of Lot 37 of said Cascade Park Addition; thence West along the South line thereof, 2.37 feet; thence North 52°09'30" West, 1.26 feet; thence North 03°21'02" East, 40.88 feet; thence South 86°38'58" East, 1.94 feet to the East line of said Lot 37; thence South along the East line of said Lot 37, 41.62 feet to the point of beginning.

PARCEL C:

That portion of Lot 36, "CASCADE PARK ADDITION", as per plat recorded in Volume 7 of Plats, page 56, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of Lot 37, of said Cascade Park Addition; thence Southeasterly along the Northeasterly line of Lot 36, of said addition, 15.28 feet; thence North 52°09'30" West, 17.17 feet to a point on the South line of said Lot 37, which is 2.37 feet West of the Southeast corner of said Lot 37; thence East along the South line of said Lot 37, 2.37 feet to the point of beginning.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.