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01/12/2024 10:54 AM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

AFTER RECORDING MAIL TO:
Eric Walker
392 Bridle Drive
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 9326
JAN 12 2024

Filed for Record at Request of
Guardian Escrow, Inc.
Escrow Number: 2320349LD
209837-LT

Amount Paid \$ 3,685⁰⁰
Skagit Co. Treasurer
By BW Deputy

Statutory Warranty Deed

THE GRANTOR Sarah Cuellar, Personal Representative of the Estate of John E. Hughes, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to

Eric Walker, an unmarried person

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

Tract 32, Revised Short Plat No. 108-76, approved November 23, 1976 and recorded November 23, 1976, under Auditor's File No. 846420, in Volume 2 of Short Plats, pages 1 and 2, records of Skagit County, Washington; being a portion of Section 5, Township 36 North, Range 4 East, W.M., EXCEPT mineral rights and reserved in instrument dated June 13, 1977 and recorded June 22, 1977, under Auditor's File No. 858948. TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the road known as Silver Creek Drive, as delineated on the face of the Short Plat.

Situate in the County of Skagit, State of Washington.

Assessor's Tax Parcel Number(s): 360405-1-003-0707/P48886

SUBJECT TO: See Exhibit "A" attached hereto and made a part hereof.

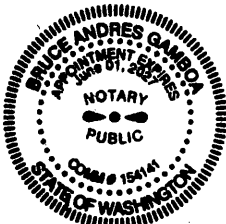
Dated January 5, 2024

The Estate of John E. Hughes

Sarah Cuellar
By: Sarah Cuellar, Personal Representative

STATE OF Washington }
COUNTY OF Ferry } SS:

This record was acknowledged before me on January 5, 2024 by Sarah Cuellar as Personal Representative of the Estate of John E. Hughes.



Bruce Gambola
Notary Public in and for the State of Washington
My appointment expires: JUNE 01, 2027

EXHIBIT "A"

SUBJECT TO:

2024 Property Taxes not yet due and payable.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity. Area Affected: Location as staked on roads in plats

Recorded: February 8, 1978

Auditor's No.: 873457

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS:

Recorded: January 14, 1977

Auditor's No.: 849293

Executed By: Vista-Bella Investments, Inc.

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Short Plat No. 108-76

Recorded: November 23, 1976

Auditor's No.: 846420