

When recorded return to:

Kim Haustedt
1404 North Garden Street
Bellingham, WA 98225

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20249362
Jan 19 2024
Amount Paid \$3845.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 23-19347-TB

THE GRANTOR(S) **Richard Padilla and Dina Padilla, husband and wife**, 8033 Shelia Lane, Sedro-Woolley, WA 98284,

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

in hand paid, conveys, and warrants to **Kim Haustedt, a single woman**

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

A portion of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 14, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of said subdivision;
thence South $02^{\circ}29'46''$ East, along the West line thereof, a distance of 332.38 feet;
thence South $88^{\circ}40'26''$ East, a distance of 159.82 feet;
thence North $2^{\circ}35'24''$ West, a distance of 331.31 feet to the North line of said subdivision;
thence North $88^{\circ}16'40''$ West along the North line of said subdivision, a distance of 159.39 feet to the point of beginning,

EXCEPT the North 30 feet thereof, conveyed to Skagit County by Deeds recorded September 19, 1924, in Volume 133 of Deeds, page 541, and recorded June 26, 1986 in Volume 654 of Deeds, page 270, under Auditor's File No. 8606260026.

Situate in the County of Skagit, State of Washington.

P36595/350414-2-001-0103

Abbreviated legal description: Property 1:
Section 14, Township 35 North, Range 4 East; Ptn. NE NW

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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 "A" attached hereto

Tax Parcel Number(s): P36595/350414-2-001-0103

Dated: 01/11/24


Richard Padilla

Dina Padilla

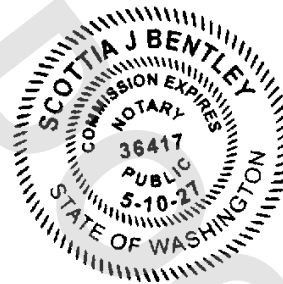
STATE OF WASHINGTON
COUNTY OF WHATCOM

This record was acknowledged before me on 11th day of January, 2024 by Richard Padilla and Dina Padilla.


Signature

Notary
Title

My commission expires: 05/10/27



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EXHIBIT A

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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 Short Plat No. 36-76 recorded on January 10, 1977 as Auditor's File No. 848992.

10. Reservations, provisions and/or exceptions contained in instrument executed by William A. Stiles III, et ux, recorded November 29, 1983 as Auditor's File No. 8311290037.

11. 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 Short Plat No. 10-84 recorded on November 6, 1985 as Auditor's File No. 8511060001.

12. Lot certification, including the terms and conditions thereof, recorded on April 20, 2017 as Auditor's File No. 201704200078. Reference to the record being made for full particulars. The company makes no determination as to its affects.

End of Exhibit A

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