

When recorded return to:

Dennis Broadwell and Anchalee Broadwell  
311 Cambridge Loop  
Sedro-Woolley, WA 98284SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20249564

Feb 14 2024

Amount Paid \$7765.00

Skagit County Treasurer

By BELEN MARTINEZ Deputy

GNW 24-19917

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Behrooz Cham, as their separate estate, 715 241st Lane Southeast, Sammamish, WA 98074,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Dennis Broadwell and Anchalee Broadwell, husband and wife

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

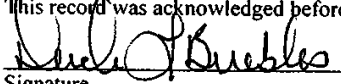
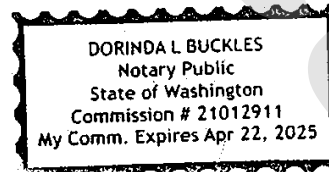
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Property 1:

Section 34, Township 35 North, Range 4 East - NW NE (aka Lot 1 SP PL08-0539)

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): P99375

Dated: 2.12.2024  
Behrooz ChamSTATE OF WASHINGTON  
COUNTY OF SKAGIT KingThis record was acknowledged before me on 12 day of February, 2024 by Behrooz Cham.  
SignatureNotary Public  
TitleMy commission expires: 4.22.25Statutory Warranty Deed  
LPB 10-05

Order No.: 24-19917-KH

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**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 11132 Sterling Road, Sedro-Woolley, WA 98284  
Tax Parcel Number(s): P99375

**Property Description:**

Lot 1, Linvog Short Plat under Short Plat No. PL08-0539, approved March 4, 2009 and recorded March 11, 2009, under Auditor's File No. 200903110114, records of Skagit County, Washington; being a portion of the South 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 34, Township 35 North, Range 4 East, W.M., EXCEPT County roads.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed  
LPB 10-05

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**EXHIBIT B**

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**9. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:**

Recorded: November 20, 2008 &amp; March 11, 2009

Auditor's File No.: 200811200006 &amp; 200903110115

**10. CONSERVATION EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Skagit County, a political subdivision of the State of Washington

Purpose: To preserve and protect in perpetuity, and to enhance by mutual Agreement, the Conservation Values of the Protected Property.

Area Affected: Lot 2 of Short Plat No. PL08-0539

Dated: March 3, 2009

Recorded: March 11, 2009

Auditor's No.: 200903110116

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 Linvog Short Plat under Short Plat No. PL08-0539 recorded on March 11, 2009 as Auditor's File No. 200903110114.

Statutory Warranty Deed  
LPB 10-05

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