

**When recorded return to:**

Erick N. Rumahorbo and Andrea R. Owen  
678 Cook Road  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20240126

Apr 04 2024

Amount Paid \$7125.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
620055881

Escrow No.: 620055881

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Cherrish B Swiger and Matthew A Swiger, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Erick N. Rumahorbo and Andrea R. Owen, a married couple

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

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

Abbreviated Legal: (Required if full legal not inserted above.)

PTN SE 1/4 NE 1/4 SEC 23-35-4E, W.M.

Tax Parcel Number(s): P124877 / 350423-0-018-0200

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 3/29/24

Cherrish Swiger  
Cherrish B Swiger

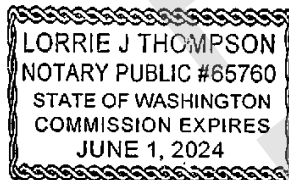
Matthew A Swiger  
Matthew A Swiger

State of Washington  
County of Snohomish

This record was acknowledged before me on 3-29-24 by Cherrish B Swiger and Matthew A Swiger.

Lorrie J Thompson  
(Signature of notary public)

Notary Public in and for the State of Washington  
My commission expires: 6-1-2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P124877 / 350423-0-018-0200**

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THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

THE NORTH 109.10 FEET OF THE SOUTH 129.10 FEET OF THE WEST 55.00 FEET OF THE EAST 110.00 FEET OF THAT PARCEL CONVEYED TO SEDRO-WOOLLEY SCHOOL DISTRICT NO. 101 BY STATUTORY WARRANTY DEED DATED APRIL 22, 2005, RECORDED JUNE 1, 2005, UNDER AUDITOR'S FILE NO. 200506010069, RECORDS OF SKAGIT COUNTY, WASHINGTON.

(ALSO KNOWN AS TRACT 2 OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED JULY 14, 2006, UNDER AUDITOR'S FILE NO. 200607140122, RECORDS OF SKAGIT COUNTY, WASHINGTON).

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: W.M. Lindsey  
Recording Date: October 13, 1903  
Recording No.: 45724

The Company makes no representations about the present ownership of these reserved and excepted interests.

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company, a Washington corporation  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: October 23, 1980  
Recording No.: 8010230002  
Affects: Portion of said premises

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company, a Washington corporation  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: October 21, 1987  
Recording No.: 8710210043  
Affects: Portion of said premises

4. Certificate of City of Sedro-Woolley Ordinance Number 1221-95 and the terms and conditions thereof:

Recording Date: February 23, 1995  
Recording No.: 9502230028

5. Certificate of City of Sedro-Woolley Ordinance Number 15801-05 and the terms and conditions thereof:

Recording Date: April 4, 2005  
Recording No.: 200504040073

6. 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,

**EXHIBIT "B"**Exceptions  
(continued)

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 Boundary Line Adjustment Survey for Sedro-Woolley School District No. 101:

Recording No: 200607140122

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by Sedro Woolley.
9. City, county or local improvement district assessments, if any.