

When recorded return to:

Andrew Tanner Madsen and Kassie Nicole Madsen
1402 Skagit Street
Mount Vernon, WA 98274SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20240164
Apr 05 2024
Amount Paid \$7357.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 24-20317

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rudy Becerra, a single man, and Hilda Aguilar-Becerra and Tony S. Becerra, a married couple, 602 Fidalgo Street, Sedro-Woolley, WA 98284,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Andrew Tanner Madsen and Kassie Nicole Madsen, 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:
Lots 19 & 20, Block 16, PLAT OF THE TOWN OF SEDRO

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): P75474

Dated: 4/1/24Rudy Becerra
Rudy BecerraHilda A. Becerra
Hilda Aguilar-BecerraTony S, Becerra,Statutory Warranty Deed
LPB 10-05

Order No.: 24-20317-KH

Page 1 of 4

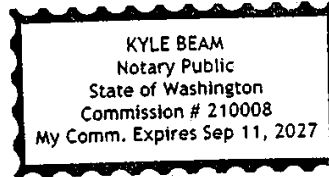
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 4 day of April, 2024 by ~~Rudy Becerra~~ ^{KB} ~~Hilda Aguilar-Becerra~~ ^{KB}
and Tony S, Becerra,.

KLB
Signature

Notary
Title

My commission expires: 9-11-27



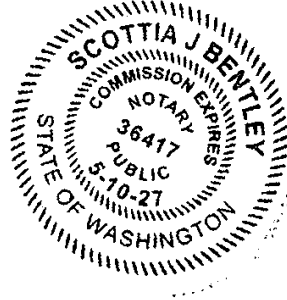
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 1st day of April, 2024 by Rudy Becerra, Hilda Aguilar-Becerra
and Tony S. Becerra.

Scottia J Bentley
Signature

Notary
Title

My commission expires: 05/10/27



Statutory Warranty Deed
LPB 10-05

Order No.: 24-20317-KH

Page 2 of 4

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 602 Fidalgo Street, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P75474

Property Description:

Lots 19 and 20, Block 16, PLAT OF THE TOWN OF SEDRO, as per plat recorded in Volume 1 of Plats, page 17, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT B

24-20317-KH

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
4. Easements, claims of easement or encumbrances which are not shown by the public records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
6. (A) Unpatented mining claims.
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.
8. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
9. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of Town of Sedro
Recorded: August 29, 1889
Volume 1 of Plats, page 17

Statutory Warranty Deed
LPB 10-05

Order No.: 24-20317-KH

Page 4 of 4