

When recorded return to:

Barbara Jo Trask and Gerrit J. van den Engh
41219 Elysian Lane
Concrete, WA 98237SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240248

Apr 15 2024

Amount Paid \$6565.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 24-20197

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tashia Derry who acquired title as Tashia Derry Halfmann, as her separate estate, 8538
Briscoe Fields, San Antonio, TX 78254,

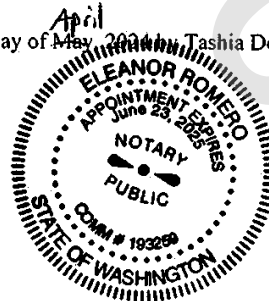
for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Barbara Jo Trask and Gerrit J. van den Engh, a married couple

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:
Ptn of 18-35-7E; SE NEThis 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): P42977

Dated: April 15, 2024
Tashia Derry
Tashia DerrySTATE OF WASHINGTON
COUNTY OF SKAGITThis record was acknowledged before me on 15th day of April, 2024, Tashia Derry and Ben Shipley.Eleanor Romero
SignatureNotary
TitleMy commission expires: 6/23/2025Statutory Warranty Deed
LPB 10-05

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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 36774 State Route 20, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P42977

Property Description:

That portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, Township 35 North, Range 7 East, W.M., described as follows:

Beginning at the intersection of the Southerly line of the State Road and the West line of said Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence South along the West line 479 feet;
thence East 315 feet;
thence North to the Southerly line of said State Road;
thence Westerly along said Southerly line to the point of beginning.

EXCEPT that portion of said premises described as follows:

Beginning at the Northeast corner of the above described tract;
thence Westerly along the Southerly line of said State Road to a point on a line which is parallel with and distant, when measured at right angles to the East line of the above described tract, 125 feet West of the East line of the above described tract;
thence South along said parallel line, 110 feet;
thence Easterly parallel with the Southerly line of said State Road, 125 feet, more or less, to the East line of the above described tract;
thence North along the East line of the above described tract, 110 feet to the point of beginning.

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. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded on January 16, 1929, as Auditor's File No. 220831.

Statutory Warranty Deed
LPB 10-05

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