

AFTER RECORDING MAIL TO:

Rachael Sobczak  
8639 Ershig Road  
Bow, WA 98232

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20241676  
Aug 06 2024  
Amount Paid \$10719.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for Record at Request of:  
First American Title Insurance Company

*Space above this line for Recorders use only*

### STATUTORY WARRANTY DEED

File No: **4221-4176539 (AS)**

Grantor(s): **Raymond A. Minnerly, as his separate estate**

Grantee(s): **Rachael Sobczak, an unmarried person and Frank Liddell, an unmarried person**

Abbreviated Legal: **Section 13, Township 35 North, Range 3 East - NW SW**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P34244/350313-3-005-0000**

*GNWT 24-00912.70*

**THE GRANTOR(S) Raymond A. Minnerly, as his separate estate** for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys and warrants to **Rachael Sobczak, an unmarried person and Frank Liddell, an unmarried person**, the following described real estate, situated in the County of Skagit, State of Washington.

**LEGAL DESCRIPTION:** Real property in the County of Skagit, State of Washington, described as follows:

**The North 4 acres of the West 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 13, Township 35 North, Range 3 East, W.M.;**

**EXCEPT the West 20 feet thereof conveyed to Skagit County for road recorded May 5, 1898 under Auditor's File No. 28469, records of Skagit County, Washington;**

**AND EXCEPT that portion lying Southerly of the following described line: Commencing at the Southwest corner of said Section 13; thence North 2 degrees 23'58" West along the West line of said Section 13 a distance of 1442.88 feet to a point of intersection with an existing fence line extended Westerly to the West line of said Southwest 1/4; thence South 89 degrees 21'45" East on said line, a distance of 20.03 feet to the East line of the West 20 feet of said Southwest 1/4; thence North along the East line of the West 20 feet of said Southwest 1/4; a distance of 1.00 foot to the true point of beginning of this line description; thence Easterly parallel to an existing fence**

APN: P34244/350313-3-005-0000

Statutory Warranty Deed  
- continued

File No.: 4221-4176539 (AS)

**line and lying 1.00 foot North thereof South 89 degrees 21'45" East, 121.57 feet; thence South 88 degrees 53'22" East 188.60 feet more or less to the East line of the West 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 13 and the terminus of said line description.**

Subject To: 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.

