

When recorded return to:

Jeanne Boon
435 North Waugh Road
Mount Vernon, Wa. 98273

\$ 3,120 Excise paid
Excise # 2016 623 2/29/2016

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Full Payment
AUG 29 2024

Amount Paid \$ /
Skagit Co. Treasurer
By Bm Deputy

**STATUTORY WARRANTY DEED
(Fulfillment)**

THE GRANTOR(S) Henry Vanderveen and Anjean Vanderveen, Husband and Wife



for and in consideration of Fulfillment of Contract

202408290062

08/29/2024 02:29 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

in hand paid, conveys, and warrants to Nick Cecotti and Sandra Cecotti, Husband and Wife

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

See Attached.

Reference:
Real Estate Contract recorded under AF# 201602290096,
Excise paid under number 2016623

Abbreviated Legal: (Required if full legal not inserted above.) Portion of the NE of SE 10-34-03

Tax Parcel Number(s): ^{P213 58} ~~P231358~~/340310-4-001-0006

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated Feb. 29, 2016 Recorded under Auditor File Number 201602290096 and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on Feb. 29, 2016, under receipt number 2016623.

Dated: 8/29/24

Jeannie Boon (P.R. of Henry + Anjean Vander Veen)

State of Washington
County of Skagit

This record was acknowledged before me on 8/29/24 by Jeannie Boon as Personal Representative for the Estate of Henry Vander Veen and Anjean VanderVeen

Judith A Williams
(Signature of notary public)

NOTARY
(Title of office)

My commission expires: 10/29/26

Date: 8/29/24



For APN/Parcel ID(s): P21358 / 340310-4-001-0006

PARCEL A:

The Northeast Quarter of the Southeast Quarter of Section 10, Township 34 North, Range 3 East, W.M.,

EXCEPT that portion condemned by the State of Washington for highway purposes by decree entered July 6, 1959 in Skagit County Superior Court Cause No. 24792;

AND EXCEPT ditch rights-of-way.

AND ALSO EXCEPT the West 3.45 acres thereof.

Situated in Skagit County, Washington.

PARCEL B:

An easement for right of way over, along and across the South 20 feet of the West 3.45 acres of that portion of the Northeast Quarter of the Southeast Quarter of Section 10, Township 34 North, Range 3 East, W.M. and also over and across the South 20 feet of the East 20 feet of the Northwest Quarter of the Southeast Quarter of Section 10, Township 34 North, Range 3 East, W.M.

Situated in Skagit County, Washington.

PARCEL C:

An easement for ingress, egress and utilities over, across, under and through the East 37 rods of the Southwest Quarter of the Southeast Quarter of Section 10, Township 34 North, Range 3 East, W.M.

EXCEPT State Highway right-of-way along the South line thereof

AND EXCEPT ditch rights-of-way.

Situated in Skagit County, Washington.

END OF SCHEDULE A