

When recorded return to:
Maria Magdalena Rangel Gomez and Eraclio
Barriga Rios
1403 Krause Pl
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242152
Sep 13 2024
Amount Paid \$12232.00
Skagit County Treasurer
By Shannon Burrow Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620056698

Escrow No.: 620056698

STATUTORY WARRANTY DEED

THE GRANTOR(S) Barbara Andersen, Personal Representative of the Howard Paul Burch and Elizabeth Emma Burch Estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Maria Magdalena Rangel Gomez and Eraclio Barriga Rios, wife and husband

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.)

PARCEL A: PTN NE 1/4 SW 1/4 27-35-4

PARCEL B & C: PTN NE 1/4 NE 1/4 SW 1/4 27-35-4

Tax Parcel Number(s): P37755 / 350427-0-037-0001, P37752/350427-0-036-0002,
P37733/350427-0-020-0109

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 8/21/2024

Howard Paul Burch and Elizabeth Emma Burch Estate

BY: Barbara Andersen
Barbara Andersen Andersen *BA*
Personal Representative

State of Texas

County of Lubbock

This record was acknowledged before me on August 21, 2024 by Barbara ^{cm}~~Anderson~~
Anderson
as Personal Representative of Howard Paul Burch and Elizabeth Emma Burch Estate.

Carol Mathis
(Signature of notary public)
Notary Public in and for the State of Texas
My appointment expires: 01/08/2028

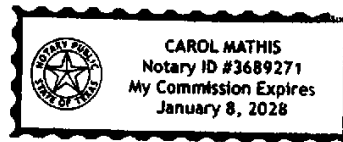


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P37755 / 350427-0-037-0001, P37752/350427-0-036-0002 and
P37733/350427-0-020-0109

PARCEL A:

A TRACT OF LAND IN THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SUBDIVISION 325.98 FEET SOUTH OF THE NORTHWEST CORNER THEREOF;

THENCE NORTH 89 DEGREES 38'30" EAST PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION 143.0 FEET; THENCE SOUTH 0 DEGREES 22'50" EAST 77.30 FEET TO THE NORTH LINE OF THE COUNTY ROAD AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 0 DEGREES 21'45" WEST PARALLEL TO THE WEST LINE OF SAID SUBDIVISION 333.4 FEET TO A POINT 64.0 FEET SOUTH OF THE NORTH LINE OF SAID SUBDIVISION;

THENCE NORTH 89 DEGREES 38'30" EAST 87.25 FEET;

THENCE SOUTH 0 DEGREES 21'45" EAST 284.54 FEET, MORE OR LESS, TO THE NORTH LINE OF THE COUNTY ROAD;

THENCE SOUTHWESTERLY ALONG SAID ROAD LINE 100.0 FEET TO THE POINT BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION;

THENCE SOUTH 0 DEGREES 21'45" EAST ALONG THE WEST LINE OF SAID SUBDIVISION 325.98 FEET, MORE OR LESS TO A POINT 167.6 FEET NORTH OF THE NORTH LINE OF THE COUNTY ROAD;

THENCE NORTH 89 DEGREES 39'30" EAST PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION 143 FEET;

THENCE SOUTH 0° 22'50" EAST 77.3 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID COUNTY ROAD, AT A POINT THEREON 198 FEET DISTANCE NORTHEASTERLY MEASURED ALONG SAID NORTH LINE FROM ITS INTERSECTION WITH THE WEST LINE OF SAID SUBDIVISION;

EXHIBIT "A"
Legal Description
(continued)

THENCE NORTH 0°21'45" WEST 398.4 FEET, MORE OR LESS TO THE NORTH LINE OF THE
NORTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE WEST ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE POINT OF
BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL C:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE MARGINAL LINE OF STATE HIGHWAY WHICH IS
198 FEET NORTHEASTERLY, MEASURED ALONG SAID NORTH LINE OF HIGHWAY, FROM ITS
INTERSECTION WITH THE WEST LINE OF SAID SUBDIVISION, SAID POINT BEING
HEREINAFTER REFERRED TO AS POINT X;

THENCE SOUTHWESTERLY ALONG SAID NORTH LINE OF HIGHWAY TO SAID POINT OF
INTERSECTION WITH THE WEST LINE OF SAID SUBDIVISION;

THENCE NORTH ALONG SAID WEST LINE 167.6 FEET;

THENCE NORTH 89°39'30" EAST 113 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°39'30" EAST 30 FEET;

THENCE SOUTHWESTERLY TO SAID POINT X;

THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF THE HIGHWAY 30 FEET;

THENCE NORTHWESTERLY TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Right of Way Contract and the terms and conditions thereof:
Recording Date: May 23, 1966
Recording No.: 697808
Affects: Parcels A & B
2. Right of Way Contract and the terms and conditions thereof:
Recording Date: May 23, 1966
Recording No.: 697812
Affects: Parcel C
3. Reservations and recitals contained in the Deed as set forth below:
Recording Date: February 16, 1977
Recording No.: 851237
Affects: Parcel C
4. Title Notification and the terms and conditions thereof:
Recording Date: February 28, 2003
Recording No.: 200302280180
5. Title Notification and the terms and conditions thereof:
Recording Date: February 28, 2003
Recording No.: 200302280181
6. Title Notification and the terms and conditions thereof:
Recording Date: February 28, 2003
Recording No.: 200302280182
7. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land

EXHIBIT "B"
Exceptions
(continued)

operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

8. City, county or local improvement district assessments, if any.