

POOR ORIGINAL

202409200049

09/20/2024 11:28 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

When recorded return to:

Sherlinde Prentice
8712 Arnold Lane
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242242

Sep 20 2024

Amount Paid \$4885.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 24-21377-KH

P107199/350815-0-018-0100

Section 15, Township 35 North, Range 8 East - NW SE (aka Tr A SP 4-72)

THE GRANTOR(S) **Heritage Construction Group LLC, a Washington Limited Liability Company**, PO Box 1731, Mount Vernon, WA 98273,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Sherlinde Prentice, an unmarried person**

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

That portion of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 15, Township 35 North, Range 8 East, W.M., described as follows:

Beginning at the Southeast corner of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$;
thence West 660 feet;
thence North 265 feet to the true point of beginning of this description;
thence continue North 155 feet;
thence West 209 feet;
thence South 155 feet;
thence East 209 feet to the true point of beginning,

EXCEPT that portion lying Southerly of the following described line:

Beginning at a point 63.30 feet North of the Southeast corner of the above description;
thence Northwesterly in a straight line 91.54 feet to a point 80 feet North of the South line and 90 feet West of the East line of the above description;
thence West 119 feet to a point on the West line of the above description that is 80 feet North of the Southwest corner of the above description, and the terminal point of said line;

ALSO EXCEPT that portion thereof lying within a parcel of land 40 feet in width running through the center of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 15, as quieted in Skagit County Superior Court Cause No. 34991.

Statutory Warranty Deed
LPB 10-05

Order No.: 24-21377-KH

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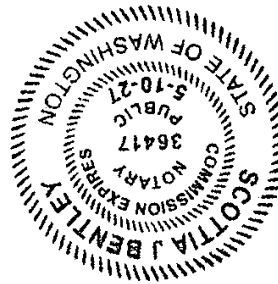
(Also known as Tract "A" of Short Plat No. 4-72, approved January 27, 1972.)

Abbreviated legal description: Property 1:
Section 15, Township 35 North, Range 8 East - NW SE (aka Tr A SP 4-72)

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 "A" attached hereto

Tax Parcel Number(s): P107199/350815-0-018-0100

Dated: 09/20/2024



Heritage Construction Group LLC, a Washington Limited Liability Company

By: Nan Darbous Marthaller

Nan Darbous Marthaller, Authorized Agent

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 20th day of September, 2024 by Nan Darbous Marthaller, Authorized Agent of Heritage Construction Group LLC.

Scottia J Bentley
Signature

Notary
Title

My commission expires: 05/10/27

Statutory Warranty Deed
LPB 10-05

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EXHIBIT A

24-21377-KH

**9. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING
SHORT PLAT:**

Short Plat No.: 4-72

Said matters include but are not limited to the following:

1. Water supply – well.
2. Sewage disposal – septic tank.

10. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Walter & Walter, Inc., Charles T. Walter, President

And: Kenneth R. and Doreen L. Spencer

Dated: December 9, 1998

Recorded: December 14, 1998

Auditor's No.: 9812140190

Regarding: Joint well use agreement

11. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on December 8, 2023 as Auditor's File No. 202312080018 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

End of Exhibit A