

When recorded return to:

Skagit Land Trust, a Washington Non-Profit Corporation
7344 Piscatore Lane
Concrete, WA 98237SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242354
Sep 30 2024
Amount Paid \$885.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy**STATUTORY WARRANTY DEED**THE GRANTOR(S) Clare Ray Allshouse and Judith L. Allshouse, husband and wife, 12023 Northeast 66th Street,
Kirkland, WA 98033,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Skagit Land Trust, a Washington Non-Profit Corporation

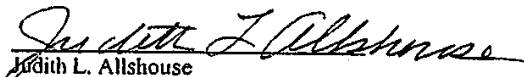
the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.Abbreviated legal description: Property I:
Section 7, Township 35 North, Range 8 East - Ptn. E 1/2 NE (aka Lot 3 S/P 145-79)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 "B"
attached hereto

Tax Parcel Number(s): P43477/350807-0-010-0903

Dated: September 25, 2024

Clare Ray Allshouse


Judith L. AllshouseStatutory Warranty Deed
LPB 10-05

Order No.: 24-20440-TB

Page 1 of 4

When recorded return to:

Skagit Land Trust, a Washington Non-Profit Corporation
7344 Piscatore Lane
Concrete, WA 98237

STATUTORY WARRANTY DEED

THE GRANTOR(S) Clare Ray Allshouse and Judith L. Allshouse, husband and wife, 12023 Northeast 66th Street, Kirkland, WA 98033,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Skagit Land Trust, a Washington Non-Profit Corporation

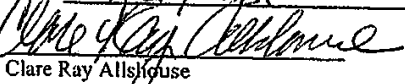
the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Section 7, Township 35 North, Range 8 East - Ptn. E 1/2 NE (aka Lot 3 S/P 145-79)

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 "B" attached hereto

Tax Parcel Number(s): P43477/350807-0-010-0903

Dated: 9/25/2024

Clare Ray Allshouse

Judith L. Allshouse

Statutory Warranty Deed
LPB 10-05

Order No.: 24-20440-TB

Page 1 of 4

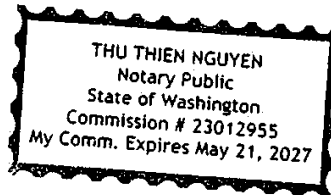
STATE OF WASHINGTON
COUNTY OF ~~SKAGIT~~ King

This record was acknowledged before me on 25th September day of ~~October~~, 2024 by Clare Ray Allshouse and ~~Judith L.~~

Thu Thien Nguyen
Signature

Notary
Title

My commission expires: 5/21/2027



(K12) Commonwealth of Pennsylvania
STATE OF WASHINGTON
COUNTY OF SKAGIT Beaver

This record was acknowledged before me on 25 ^{September} day of ~~October~~, 2024 by ~~Clare Ray Allshouse~~ and Judith L. Allshouse.

K Kirkwood
Signature

Notary Public
Title

My commission expires: 4/24/26

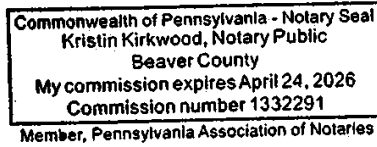


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 7344 Piscatore Lane, Concrete, WA 98237
Tax Parcel Number(s): P43477/350807-0-010-0903

Property Description:

Lot 3 of that certain 5 acre Parcel Survey Map No. 145-79, entitled, "ALTERRA PARK, DIV. I", approved September 17, 1980 and recorded September 26, 1980, under Auditor's File No. 8009260003 in Volume 4 of Short Plats, page 182, records of Skagit County, Washington; being a portion of Section 7, Township 35 North, Range 8 East, W.M.

Situate in the County of Skagit, State of Washington.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across Tract "A" of that certain 5 Acre Parcel Survey Map No. 145-79 entitled, "Alterra Park Div. I", approved September 17, 1980 and recorded September 26, 1980, under Auditor's File No. 8009260003, in Volume 4 of Short Plats, page 182, records of Skagit County, Washington. (Includes Piscatore Lane and Vista Verde Lane, as delineated on the face of said 5 acre Parcel Survey Map.)

ALSO TOGETHER WITH an undivided 1/16th interest in Tract "A" of that certain 5 Acre Parcel Survey Map No. 145-79, entitled, "Alterra Park Div. I", approved September 17, 1980 and recorded September 26, 1980 under Auditor's File No. 8009260003, in Volume 4 of Short Plats, page 182, records of Skagit County, Washington, and an undivided 1/16th interest in Tract "B" Amended Parcel Survey Map No. 517-80, recorded October 27, 1982 in Volume 6 of Short Plats, pages 20-22 inclusive, under Auditor's File No. 8210270074, as said 1/16th interest was conveyed by Deed recorded December 27, 1993, under Auditor's File No. 9312270121, said instrument is a re-recording of Auditor's File No. 9302030181, records of Skagit County, Washington

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed
LPB-10-05

Order No.: 24-20440-TB

Page 3 of 4

EXHIBIT B

24-20440-TB

9. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Skagit River

10. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

11. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 8007030123, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry. Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

12. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Alterra Park Div. I
Recorded: September 26, 1980
Auditor's No.: 8009260003

13. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Alterra Park Div. II
Recorded: April 9, 1981
Auditor's No.: 8104090023

14. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Alterra Park Div. II "A"
Recorded: October 27, 1982
Auditor's No.: 8210270074

Statutory Warranty Deed
LPB 10-05

Order No.: 24-20440-TB

Page 4 of 4