

202411210045

11/21/2024 11:57 AM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor, WA

When recorded return to:

Robert Gaspard and Raynee Gaspard  
1210 McGarigle Road  
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20243021

Nov 21 2024

Amount Paid \$7669.00  
Skagit County Treasurer  
By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

Guardian NW Title 24-22200-TB

THE GRANTOR(S) **Peter A. Marts, a single man**, 3333 148th Street Southwest, 135, Lynnwood, WA 98087,

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

in hand paid, conveys, and warrants to **Robert Gaspard and Raynee Gaspard, husband and wife**

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

Lot 32, WILIDA ESTATES, as per plat recorded in Volume 12 of Plats, pages 11 and 12, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Abbreviated legal description: Property 1:  
Lot 32, WILIDA ESTATES

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): P80700/4373-000-032-0003

Statutory Warranty Deed  
LPB 10-05

Order No.: 24-22200-TB

Page 1 of 4

Dated: November 19, 2024

Peter A. Marts  
Peter A. Marts

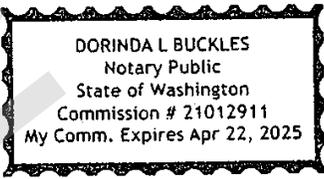
STATE OF WASHINGTON  
COUNTY OF SKAGIT Smahomish

This record was acknowledged before me on 19 day of November, 2024 by Peter A. Marts.

Dorinda L Buckles  
Signature

Notary Public  
Title

My commission expires: 4.22.25



**EXHIBIT A**

24-22200-TB

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. 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: Wilida Estates

Recorded: April 13, 1978

Auditor's No.: 877375

10. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR,

Statutory Warranty Deed  
LPB 10-05

Order No.: 24-22200-TB

Page 3 of 4

RELIGION OR NATIONAL ORIGIN:

Declaration Dated: April 14, 1978

Recorded: April 13, 1978

Auditor's No.: 877374

Executed By: Willard M. Hendrickson and Ida M. Hendrickson, husband and wife, and First Federal Savings and Loan Association of Mount Vernon

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: April 26, 1978

Recorded: April 28, 1978

Auditor's No.: 878433

Executed By: Willard M. Hendrickson and Ida M. Hendrickson, husband and wife, and First Federal Savings and Loan Association, of Mount Vernon

**End of Exhibit A**