

When recorded return to:

Carly Ruacho and Chris Ruacho
11252 Michael Place
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250292
Feb 04 2025
Amount Paid \$10630.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 24-22542-KH

THE GRANTOR(S) Charles Kotal, an unmarried man, 11411 Bayside Terrace, Mount Vernon, WA 98273,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Carly Ruacho and Chris Ruacho, wife and husband

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

Lot 2, Skagit County Short Plat No. 97-0017, approved August 20, 1997 and recorded August 29, 1997, in Volume 13 of Short Plats, pages 32-33, inclusive, records of Skagit County, Washington, being a portion of Government Lots 2 and 3, Section 19, Township 35 North, Range 3 East, W.M.

Situate in the County of Skagit, State of Washington.

Abbreviated legal description: Property 1:

Ptn. Gov. Lots 2 & 3, Section 19, Township 35 North, Range 3 East (aka Lot 2 SP 97-0017)

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): P111996/350319-0-003-0100

Statutory Warranty Deed
LPB 10-05

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Dated: 02/01/2025

Charles Kotal
Charles Kotal

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 1 day of February, 2025 by Charles Kotal.

KAB
Signature

Notary
Title

My commission expires: 09/11/2027

KYLE BEAM
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210008
COMMISSION EXPIRES 09/11/2027

Notarized remotely online using communication technology via Proof.

EXHIBIT A

24-22542-KH

9. Reservations contained in Deed recorded June 22, 1955 under Auditor's File No. 519807. (Various matters, see instrument for full particulars)

10. Native Growth Protection Area Critical Site Plan and the terms and conditions thereof as recorded August 29, 1997 under Auditor's File No. 9708290093 .

11. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Short Plat No. 97-0017

Recorded: August 29, 1997

Auditor's File No.: 9708290092

12. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF: Recorded: March 4, 2014
Auditor's File No.: 201403040040

13. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Survey

Recorded: September 15, 2023

Auditor's File No. 202309150053

14. Right to Manage Natural Resource Lands Disclosure, and the terms and conditions thereof, as disclosed by instrument recorded on March 6, 2024 under Auditor's File No. 202403060025 . Reference is made to said document for full particulars.

End of Exhibit A

Statutory Warranty Deed
LPB 10-05

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