

When recorded return to:

Billie Jo Robin Stalkfleet  
895 Cook Road  
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20250342  
Feb 07 2025  
Amount Paid \$5685.00  
Skagit County Treasurer  
By Lena Thompson Deputy

### STATUTORY WARRANTY DEED

Guardian NW Title 25-22595-TB

THE GRANTOR(S) **Grayson Luttrell and Zoie Luttrell, husband and wife**, 51008 Concrete Sauk Valley Road, Concrete, WA 98237,

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

in hand paid, conveys, and warrants to **Billie Jo ~~Rubin~~ Stalkfleet, an unmarried woman**

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

The North 74.07 feet of the East 57.02 feet of the following described parcel:

The West 132 feet of Tract 4 of "SEDRO ACREAGE", as per plat recorded in Volume 3 of Plats, Page 35 of the records of Skagit County, State of Washington, EXCEPT the West 1 foot thereof, ALSO EXCEPT those portions as conveyed to Skagit County for road purposes by Deeds recorded under Auditor's File Nos. 775532 and 19991120017, records of Skagit County, Washington.

(Formerly described as Unit 9, "Kendall Place Condominium", (a condominium), according to the declaration thereof, recorded January 24, 2007, under Auditor's File No. 200701240073, and any amendments thereto, records of Skagit County, Washington.)

Abbreviated legal description: Property 1:

Ptn. Tract 4, SEDRO ACREAGE

P76931/4170-000-004-0614

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

Statutory Warranty Deed  
LPB 10-05

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Tax Parcel Number(s): P76931/4170-000-004-0614

Dated: 2/5/25

Grayson Luttrell  
[Signature]  
Zoie Luttrell

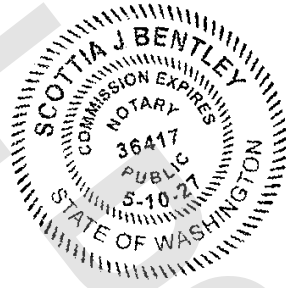
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 5<sup>th</sup> day of February, 2025 by ~~Grayson Luttrell~~ and Zoie Luttrell.

[Signature]  
Signature

Notary  
Title

My commission expires: 05/10/27



Statutory Warranty Deed  
LPB 10-05

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Tax Parcel Number(s): P76931/4170-000-004-0614

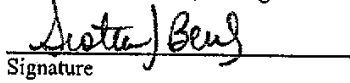
Dated: 2/3/25

  
\_\_\_\_\_  
Grayson Luttrell

\_\_\_\_\_  
Zoie Luttrell

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 3rd day of February, 2025 by Grayson Luttrell and Zoie Luttrell.

  
\_\_\_\_\_  
Signature

Notary  
\_\_\_\_\_  
Title

My commission expires: 05/10/27



**EXHIBIT A**

25-22595-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. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF :  
Grantee: County of Skagit  
Dated: OCTOBER 16, 1972  
Recorded: OCTOBER 17, 1972  
Auditor's No.: 775532  
Purpose: Access for placement of utility lines  
Area Affected: The North 5 feet of the subject property
10. Easement, affecting a portion of subject property for the purpose of ingress gress for natural gas pipelines including terms and provisions thereof granted to Cascade Natural Gas corporation recorded May 24, 2006 as Auditor's File No. 200605240036.

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LPB 10-05

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11. Easement, affecting a portion of subject property for the purpose of Utilities including terms and provisions thereof granted to Comcast of Washington IV, Inc., recorded August 11, 2006, as Auditor's File No. 200608110158.
12. Easement affecting a portion of subject property and for the purpose of various services see document for particulars, in favor of Public Utility District No.1 of Skagit County, recorded October 24, 2006, as Auditor's File No. 200610240038.
13. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Kendall Place Condominium recorded January 24, 2007 and September 17, 2021, as Auditor's File Nos. 200701240072 and 202109170133.
14. Terms and Provisions of Amendment No. 2 to Condominium Declaration for Kendal Place Condominium recorded September 17, 2021 as Auditor's File No. 202109170132.

**End of Exhibit A**