

When recorded return to:

Mario Ramirez-Gonzalez and Aracely Tapia-Cervantes
16113 Best Road
Mount Vernon, WA 98273

213220-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250677

Mar 10 2025

Amount Paid \$11965.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Scott T. McMullen and Nelma V. McMullen, husband and wife, as to Parcels A and B; and Scott T. McMullen and Nelma V. McMullen, a married couple, as to Parcel C**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**

in hand paid, conveys and warrants to **Mario Ramirez-Gonzalez and Aracely Tapia-Cervantes, a married couple**

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

For Full Legal See Attached "Exhibit A"

Abbreviated Legal: (Required if full legal not inserted above.)

Parcel A: Ptn. NW $\frac{1}{4}$ - NE $\frac{1}{4}$, Sec. 29-34-4 EWM Parcel B: Tract C, Blackburn Ridge Parcel C:
Ptn. NW $\frac{1}{4}$ - SW $\frac{1}{4}$, Sec. 29-34-4 EWM

Tax Parcel Number(s): 4708-000-050-0100/P119735 & 340429-4-008-0100/P119734 & 340429-0-074-0004/P28222

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 213220-LT.

Dated: February 24, 2025

(attached to Statutory Warranty Deed)

Scott T. McMullen

Scott T. McMullen

Nelma V. McMullen

STATE OF Washington
COUNTY OF Skagit

This record was acknowledged before me on 26th day of Feb., 2025 by ~~Scott T. McMullen~~
and Nelma V. McMullen.

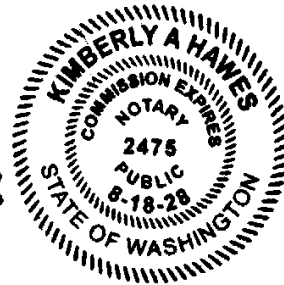
[Signature]

Signature

UPD

Title

My commission expires: August 18, 2028



(attached to Statutory Warranty Deed)


Scott T. McMullen

Nelma V. McMullen

STATE OF Washington
COUNTY OF Skagit

This record was acknowledged before me on 7th day of March, 2025 by Scott T. McMullen
and ~~Nelma V. McMullen~~ NRS


Signature

Notary
Title

My commission expires: 03-17-26

NAOMI R STANFILL
Notary Public
State of Washington
License Number 201173
My Commission Expires
March 17, 2026

Exhibit A**PARCEL "A":**

That portion of the Northwest 1/4 of the Southeast 1/4 of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East and West centerline of said Section 29, which is 198 feet East of the center of said Section;
thence South to the South line (as it existed on February 21, 1953) of the road which runs East and West along said centerline, which is the true point of beginning of the tract herein described;
thence East 60 feet;
thence South 140 feet;
thence West 60 feet;
thence North 140 feet to the true point of beginning, EXCEPT the North 10 feet thereof conveyed to Skagit County for road.

EXCEPT the North 70 feet thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Tract "C", "PLAT OF BLACKBURN RIDGE", as per plat recorded in Volume 16 of Plats, pages 206 through 208, inclusive, records of Skagit County, Washington.

EXCEPT the North 70 feet thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of the Northwest 1/4 of the Southeast 1/4 of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East and West centerline of said Section 29, which is 198 feet East of the center of said Section;
thence South to the South line of the road which runs East and West along said centerline, as the same existed on February 21, 1953;
thence East 60 feet;
thence South 140 feet to the true point of beginning of this description;
thence South 190 feet;
thence West 60 feet;
thence North 190 feet;
thence East 60 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.