

202503250058

03/25/2025 01:44 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

When recorded return to:

Trevor J. Fisher and Amber Fisher
1801 North 32nd Place
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250838

Mar 25 2025

Amount Paid \$7205.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-22777-TB

THE GRANTOR(S) Cheryl Pierce, an unmarried woman and Cheryl Pierce as surviving spouse of James Pierce, deceased, 20453 131st Place Southeast, Kent, WA 98031,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Trevor J. Fisher and Amber Fisher, husband and wife

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

Lot 47, PLAT OF EASTWIND, as per plat recorded in Volume 12 of Plats, pages 31 and 32, records of Skagit County, Washington.

Abbreviated legal description: Property 1:
Lot 47, PLAT OF EASTWIND

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): P80998/4384-000-047-0011

Statutory Warranty Deed
LPB 10-05

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Dated: 3/21/25

Cheryl Pierce
Cheryl Pierce individually and as surviving spouse of James Pierce, deceased

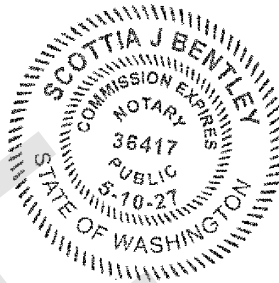
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 21st day of March, 2025, by Cheryl Pierce individually and as surviving spouse of James Pierce, deceased

Scottia J Bentley
Signature

Notary
Title

My commission expires: 05/10/27



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EXHIBIT A

25-22777-TB

9. Reservation contained in deed from the State of Washington recorded under Auditor's File No. 67757, in Volume 74 of Deeds, page 221, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and their 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.

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

Declaration Dated: October 15, 1979

Recorded: October 16, 1979

Auditor's No.: 7910160026

Executed By: Pan West, Inc.

We note that no specific property description was included with said covenants; being described only as Eastwind Addition.

11. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: December 14, 1981

Recorded: December 15, 1981

Auditor's No.: 8112150040

Executed By: Pan West, Inc., a Washington corporation

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:

Plat/Subdivision Name: Eastwind

Auditor's No: 889957

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

End of Exhibit A

Statutory Warranty Deed
LPB 10-05

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