

When recorded return to:

Julia Gonzalez
1150 Warner St
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251045

Apr 10 2025

Amount Paid \$8670.22
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Order No.: NXPS-0557941

THE GRANTOR(S)

Zachary Marshall and Brittney Marshall, a married couple

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys, and warrants to

Julia Gonzalez, an unmarried person

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

**LOT 11, BLOCK 39, FIRST ADDITION TO THE TOWN OF SEDRO, ACCORDING TO THE PLAT
THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 29, RECORDS OF SKAGIT COUNTY,
WASHINGTON.**

Abbreviated Legal: LOT 11, BLOCK 39, FIRST ADDITION TO THE TOWN OF SEDRO

Subject to Matters, Restrictions, Covenants, Conditions, and Easements of Record

Tax Parcel Number(s): **P135968**

Dated: 04/04/2025

Zachary Marshall

Zachary Marshall

Brittney Marshall

Brittney Marshall

STATE OF: Washington

COUNTY OF: King

On this day personally appeared before me **Zachary Marshall**, to me known to be the individual(s) described in and who executed the within and foregoing instrument and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 4th day of April, 2025.

Erin Bluett

Notary Public residing at: Sammamish

Printed Name: Erin Jennifer Bluett

My Commission Expires: 12/25/2025

ERIN JENNIFER BLUETT
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 196109
COMMISSION EXPIRES 12/25/2025

STATE OF: Washington

COUNTY OF: King

On this day personally appeared before me **Brittney Marshall**, to me known to be the individual(s) described in and who executed the within and foregoing instrument and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 4th day of April, 2025.

Erin Bluett

Notary Public residing at: Sammamish

Printed Name: Erin Jennifer Bluett

My Commission Expires: 12/25/2025

ERIN JENNIFER BLUETT
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 196109
COMMISSION EXPIRES 12/25/2025

Notarized remotely online using communication technology via Proof.

Subject to - Deed Exception(s):

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: First Addition to the Town of Sedro
Recorded: January 11, 1890
Auditor's No.: Volume 3 of Plats, Page 29

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Right of way easement
Recording Date: September 17, 2019
Recording No.: 201909170099
Affects: as described in said instrument

Regulatory notice/agreement regarding Skagit County Right-to-Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on October 29, 2021 as Auditor's File No. 202111020135 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.