

202504140073

04/14/2025 02:08 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:
Kerry Gaiz and Megan Gray
17200 Colony Road
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251090

Apr 14 2025

Amount Paid \$12588.00

Skagit County Treasurer

By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620058630

Escrow No.: 620058630

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael L. Avery and Elizabeth S. Avery, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Kerry Gaiz and Megan Gray, a married couple

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

TRACT 2, SHORT PLAT NO. 3-90, REC NO. 900319005, PTN SW 1/4, SEC 25-36-3E, W.M.

Tax Parcel Number(s): P48267/360325-3-006-0020

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: 4/8/2025

Elizabeth S Avery
Elizabeth S Avery

Michael L Avery
Michael L Avery

State of Tennessee

County of Rutherford

This record was acknowledged before me on April 8, 2025 by Elizabeth S Avery and Michael L Avery.

Matt Deckard

(Signature of notary public) MATT DECKARD
Notary Public in and for the State of Tennessee
My appointment expires: 5/16/27



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P48267/360325-3-006-0020

TRACT 2 OF SHORT PLAT NO. 3-90 AS APPROVED MARCH 16, 1990, AND RECORDED MARCH 19, 1990, IN VOLUME 9 OF SHORT PLATS, PAGE 213, UNDER AUDITOR'S FILE NO. 9003190005, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 8802010021

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat 3-90:

Recording No: 9003190005

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. City, county or local improvement district assessments, if any.