

When recorded return to:  
Oscar Gallardo Cabillaje and Joandrew Gomez  
Cabillaje  
7917 86th Drive NE  
Marysville, WA 98270

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2025 1092  
APR 14 2025

Amount Paid \$ 1125.00  
Skagit Co. Treasurer  
By LT Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

CHICAGO TITLE

620058583

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620058583

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Debra L. Brockman, Dennis A. Brockman, Kristi L. Gradillas, Layne M. Brockman, Jessica Voge-Dora, Justine Hipple, Stacey Cox, each as their separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Oscar Gallardo Cabillaje and Joandrew Gomez Cabillaje, 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.)

PTN GOVT LT 8, SEC 6-35-11E, W.M.

Tax Parcel Number(s): P45844 / 351106-0-032-0002, P45846 / 351106-0-033-0001

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 04/12/2025

BY: Kristi L Gradillas  
Kristi L. Gradillas

BY: Debra L Brockman  
Debra L. Brockman

BY: Dennis A Brockman  
Dennis A. Brockman

BY: Layne M Brockman  
Layne M. Brockman

BY: Jessica Voge-Dora  
Jessica Voge-Dora

BY: Justine Hipple  
Justine Hipple

BY: Stacey Cox  
Stacey Cox

State of Washington  
County of Snohomish

This record was acknowledged before me on 04/12/2025 by  
Kristi A. Gradillas, Debra L. Brockman, Dennis A. Brockman, Layne M Brockman,  
Jessica Voge-Dora, Justine Hipple and Stacey Cox

Colleen Blake  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 10/19/2027

COLLEEN T BLAKE  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION # 210372  
COMMISSION EXPIRES 10/19/2027

Notarized remotely online using communication technology via Proof.

**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): P45844 / 351106-0-032-0002 and P45846 / 351106-0-033-0001

PARCEL A: (P45844 / 351106-0-032-0002)

THAT PORTION OF GOVERNMENT LOT 8 OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 11, E. W.M., EXCEPT THE NORTH 15 ACRES THEREOF AND EXCEPT ROADS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 15 ACRES WITH THE WEST BANK OF THE SKAGIT RIVER AS THE SAME EXISTED ON JUNE 1, 1958;  
THENCE WEST ALONG THE SOUTH LINE OF THE NORTH 15 ACRES OF SAID LOT 8, A DISTANCE OF 350 FEET;  
THENCE SOUTHERLY PARALLEL TO THE WEST BANK OF THE SKAGIT RIVER 225 FEET;  
THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID NORTH 15 ACRES OF LOT 8, A DISTANCE OF 350 FEET TO THE SKAGIT RIVER;  
THENCE NORTHERLY ALONG THE WEST BANK OF THE SKAGIT RIVER TO THE POINT OF BEGINNING.  
EXCEPT THE NORTH 25 FEET;

PARCEL B: (P45846 / 351106-0-033-0001)

THAT PORTION OF GOVERNMENT LOT 8 OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 11, E. W.M., EXCEPT THE NORTH 15 ACRES THEREOF AND EXCEPT ROADS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 15 ACRES WITH THE WEST BANK OF THE SKAGIT RIVER AS THE SAME EXISTED ON JUNE 1, 1958;  
THENCE WEST ALONG THE SOUTH LINE OF THE NORTH 15 ACRES OF SAID LOT 8, A DISTANCE OF 350 FEET;  
THENCE SOUTHERLY PARALLEL TO THE WEST BANK OF THE SKAGIT RIVER 225 FEET;  
THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID NORTH 15 ACRES OF LOT 8, A DISTANCE OF 350 FEET TO THE SKAGIT RIVER;  
THENCE NORTHERLY ALONG THE WEST BANK OF THE SKAGIT RIVER TO THE POINT OF BEGINNING.  
EXCEPT THE NORTH 150 FEET;  
AND EXCEPT THAT PORTION CONVEYED TO STATE OF WASHINGTON UNDER AUDITOR'S FILE NO. 845983.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
2. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

3. City, county or local improvement district assessments, if any.