

When recorded return to:

Joshua Top and Rebecca Top
23941 Bassett Road
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251188

Apr 22 2025

Amount Paid \$5045.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-23148-TB

THE GRANTOR(S) **D. Louise Futrelle**, also shown of record as **Dorothy Louise Futrelle and Louise Futrell**, an unmarried person, 24228 Polite Road, Sedro-Woolley, WA 98284,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Joshua Top and Rebecca Top, a married couple**

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

Parcel A:

The West 131 feet of Lot 2, DIETER'S ACREAGE, as per plat recorded in Volume 3 of Plats, page 53, records of Skagit County, EXCEPT the South 265 feet thereof. (North line of said Lot 2 bears North 89°58'30" East South line of said Lot 2 bears North 89°36'10" East. West line of said Lot 2 bears North 2°57'41" West.) (Also known as Tract "D" of that certain Short Plat No. 10-74 approved April 19, 1974.)

Parcel B:

A parcel of land situated in the Northwest ¼ of the Southeast ¼ of Section 19, Township 35 North, Range 5 East, W.M., Skagit County, Washington, more particularly described as follows:

Beginning at the Center of Section 19, Township 35 North, Range 5 East, W.M., Skagit County, Washington;
thence South 89°52'30" East a distance of 327.88 feet along the North line of Northwest ¼ of the Southeast ¼ of Section 19, Township 35 North, Range 5 East, W.M., Skagit County, Washington;
thence South 02°48'43" East a distance of 30.04 feet to the Southerly right-of-way Wicker Road, said point also being the Northwest corner of Lot 2, Dieter's Acreage;
thence South 89°52'30" East a distance of 131.17 feet along the Southerly right-of-way Wicker Road to the point of beginning, said point also being the Northwest corner of Short Plat No. PL03-0572, recorded under AF# 200507200114 records of Skagit County, Washington;

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Ptn. Lot 2, DIETER'S ACREAGE (aka Tract "D" Short Plat 10-74)

thence South 89°52'30" East a distance of 5.41 feet along the Southerly right-of-way Wicker Road to a fence as shown on said Short Plat No. PL03-0572;
 thence South 02°38'55" East a distance of 377.52 feet along a fence as shown on said Short Plat No. PL03-0572;
 thence North 89°45'10" West a distance of 4.41 feet to the West line of said Short Plat No. PL03-0572;
 thence North 02°48'10" West a distance of 377.60 feet to the Southerly right-of-way Wicker Road and to the point of beginning.

Situate in the County of Skagit, State of Washington.

Abbreviated legal description: Property 1:

Ptn. Lot 2, DIETER'S ACREAGE (aka Tract "D" Short Plat 10-74)

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): P64936/3899-000-002-0303

Dated: Apr. 18, 2025

D. Louise Futelle by Kenneth Futelle POA
 D. Louise Futelle by Kenneth Futelle, Attorney-In-Fact

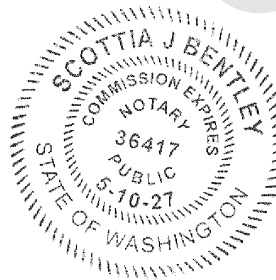
STATE OF WASHINGTON
 COUNTY OF SKAGIT

This record was acknowledged before me on this 18th day of April, 2025, by Kenneth Futelle Power of Attorney for D. Louise Futelle.

Scottia J Bentley
 Signature

Notary
 Title

My commission expires: 05/10/27



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EXHIBIT A

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9. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named SP#41-74 recorded on August 20, 1974 as Auditor's File No. 805179.
10. Easement granted in various instruments of record and in favor of adjoining land owners for ingress; egress and utilities over and across a 40 foot strip, the center line of which is the line between said Tracts 1 and 2, 3.
11. EASEMENT, INCLUDING THE TERMS & CONDITIONS THEREOF :
- GRANTEE : Public Utility District No. 1 of Skagit County, Washington
DATED: June 7, 1974
RECORDED: October 21, 1974
AUDITOR'S NO.: 809310
PURPOSE: Right to lay, maintain a pipe or pipes, line or lines for the transportation of water
AREA AFFECTED: The West 20 feet of Lot 2 of said Deiter's Acreage, except the South 150.15 feet
12. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded on November 8, 1974, as Auditor's File No. 809829.
13. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded on May 31, 2005, as Auditor's File No. 200505310186.
14. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. PL03-0572 recorded on July 20, 2005 as Auditor's File No. 200507200114.

End of Exhibit AStatutory Warranty Deed
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