

WHEN RECORDED RETURN TO:

Jessica Core and Steven L. Core
24323 McKendree Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20251247
Apr 25 2025
Amount Paid \$11516.48
Skagit County Treasurer
By Lena Thompson Deputy

File No.: 2584479

Filed for Record at Request of: *Stewart Title Company*

GNW 25-22631-TO

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Patricia A. Crow, an unmarried woman** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Jessica Core and Steven L. Core, a married couple** the following described real estate, situated in the County of Skagit, State of Washington:

Those portions of Government Lot 3 and of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 31, Township 36 North, Range 5 East, W.M., described as follows:
Beginning at the Southeast corner of the Southeast 1/4 of the Southwest 1/4;
thence North 01°26'39" East along the East line of said subdivision a distance of 335.75 feet to the true point of beginning; thence continuing North 01°26'39" East along the East line of said Southeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 a distance of 1,077.96 feet; thence North 88°01'16" West along a line which is described as being the South line of the North 7/15th of the Southwest 1/4 of said Section 31 a distance of 1,981.77 feet to a point on the West line of Government Lot 3; thence South 01°24'44" West along said West line of said Government Lot 3 a distance of 60.00 feet to a point which bears North 01°24'44" East a distance of 28.99 feet from the Southwest corner of said Government Lot 3; thence South 88°01'16" East a distance of 1,241.68 feet; thence South 01°26'39" West a distance of 1,018.12 feet; thence South 88°02'02" East a distance of 740.05 feet to the true point of beginning;

(Also known as Tract C of that record of survey of the Jamie Lanning property survey as recorded December 14, 1984, in Volume 6 of Surveys, page 28, under Auditor's File No. 8412140002, records of Skagit County, Washington.)

EXCEPT that portion described as follows:

Beginning at the Southwest corner of said tract;
thence North 01°26'39" East, 300 feet;
thence Easterly 200 feet parallel with the South line of said tract to the Bonneville transmission line boundary;
thence Southerly along said Bonneville boundary to the South line of said tract;
thence North 88°02'02" West along said South line to the point of beginning.

Situate in the County of Skagit, State of Washington.

Subject to: 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.

Abbreviated Legal: **Section 31, Township 36 North, Range 5 East - Ptn. Gov. Lot 3 & SE SW**

Tax Parcel Number(s): **P51201/360531-3-003-0007**

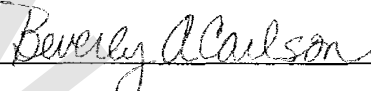
Dated: April 21, 2025



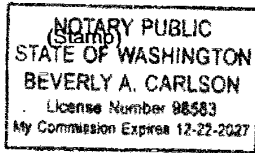
Patricia A. Crow

State of Washington
County of ~~Whatcom~~ SKAGIT
SAC

This record was acknowledged before me on APRIL 21, 2025 by Patricia A. Crow.



Printed Name: BEVERLY A CARLSON



Notary Public
My commission expires: 12/22/2027