

202505150043

05/15/2025 01:06 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:

Garry Miller
52636 Main St Apt B
Rockport, WA 98283

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251477

May 15 2025

Amount Paid \$1749.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620058712

Escrow No.: 620058712

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tammy M Houle, a single woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Garry Miller, an unmarried person and Chandra Ruble, an
unmarried person

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.)

LT 6, BLK 5, ROCKPORT, WASHINGTON

Tax Parcel Number(s): P75180 / 4146-005-006-0000

Subject to:

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

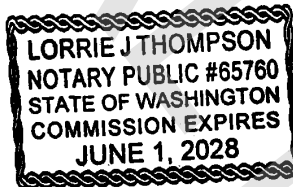
STATUTORY WARRANTY DEED
(continued)Dated: 4-29-2025Tammy M. Houle
Tammy M HouleState of Washington
County of SkagitThis record was acknowledged before me on April 29, 2025 by Tammy M Houle.Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P75180 / 4146-005-006-0000

LOT 6, BLOCK 5, ROCKPORT, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 79, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF LYING WITHIN THE EXISTING AS BUILT RIGHT-OF-WAY FOR SHORT STREET, ALSO REFERRED TO AS OLD HIGHWAY 17A.

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 the Plat of Rockport, Washington:

Recording No: Volume 3, Page 79

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