

202506260073

06/26/2025 10:26 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

When recorded return to:

Joel Conijn and Carly A. Conijn
14069 Hillwood Drive
Bow, WA 98232

215209-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20251978
Jun 26 2025
Amount Paid \$15525.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Marc C. Smith and Heather K.C. Smith, a married couple**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE
CONSIDERATION**

in hand paid, conveys and warrants to **Joel Conijn and Carly A. Conijn, a married couple**

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

For Full Legal See Attached "Exhibit A"

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

Ptn NE ¼-NW ¼, Sec 24-35N-R1 EWM

Tax Parcel Number(s): 350124-0-073-0101/P31849 & 350124-0-073-0309/P31851

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 215209-LT.

Dated: June 18, 2025

(attached to Statutory Warranty Deed)



Marc C. Smith



Heather K.C. Smith

STATE OF WASHINGTON
COUNTY OF SKagit

This record was acknowledged before me on this 25th day of June, 2025, by Marc C. Smith and Heather K.C. Smith.



Signature

LPD

Title

My commission expires: August 18, 2028



Exhibit A

The East 80 feet of the following described tract:

That portion of the Northeast Quarter of the Northwest Quarter of Section 24, Township 35 North, Range 1 East, W.M., lying within the boundaries of the following described tract:

Beginning at a point on the North line of said subdivision 959.7 feet West of the Northeast corner of said subdivision;

thence West 360.3 feet;

thence South 156 feet;

thence East 360.3 feet;

thence North 156 feet;

EXCEPT that portion thereof lying Easterly of a line drawn South $0^{\circ}34'00''$ West from a point on the North line of said subdivision 1109.7 feet West of the Northeast corner thereof;

AND EXCEPT the North 40 feet thereof.

Situate in the County of Skagit, State of Washington.