

AFTER RECORDING MAIL TO:

Rachel Herrmann and Wesley Herrmann  
17687 Allen Road  
Bow, WA 98232

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20252627  
Aug 14 2025  
Amount Paid \$17483.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for Record at Request of:  
First American Title Insurance Company

*Space above this line for Recorders use only*

**STATUTORY WARRANTY DEED**

File No: **4221-4285574 (bf)**

Grantor(s): **Jonathan Mills, as his separate estate**  
Grantee(s): **Rachel Herrmann and Wesley Herrmann, a married couple**  
Abbreviated Legal: **SECTION 13, TOWNSHIP 35 NORTH, RANGE 3 EAST - NW NE (aka Ptn. Lot 3, SP 93-082)**  
Additional Legal on page:  
Assessor's Tax Parcel No(s): **P106687/350313-1-002-0300**

*ENWT 25-22975-TO*

**THE GRANTOR(S) Jonathan Mills, as his separate estate** for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys and warrants to **Rachel Herrmann and Wesley Herrmann, a married couple**, the following described real estate, situated in the County of Skagit, State of Washington.

**LEGAL DESCRIPTION:** Real property in the County of Skagit, State of Washington, described as follows:

**LOT 3, SKAGIT COUNTY SHORT PLAT NO. 93-082, APPROVED JULY 5, 1994, AND RECORDED JULY 11, 1994, IN VOLUME 11 OF SHORT PLATS, PAGE 89, UNDER AUDITOR'S FILE NO. 9407110008, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 13, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.; EXCEPT THAT PORTION OF SAID PREMISES LYING WITHIN THE FOLLOWING DESCRIBED TRACT: THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE ALONG THE EAST LINE OF SAID NORTHWEST 1/4 SOUTH 00°21'59" EAST A**

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Statutory Warranty Deed  
- continued

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**DISTANCE OF 37.50 FEET TO THE  
TRUE POINT OF BEGINNING;  
THENCE CONTINUING ALONG SAID EAST LINE SOUTH 00°21'59" WEST A DISTANCE  
OF 1,289.40 FEET TO THE  
SOUTH LINE OF SAID NORTHWEST ¼;  
THENCE ALONG SAID SOUTH LINE NORTH 89°48'04" WEST A DISTANCE OF 3.18 FEET  
TO THE FENCE SHOWN AS  
EXISTING AND RUNNING NORTHERLY JUST WEST OF THE WEST LINE OF THE PARCEL  
SURVEYED ON SKAGIT  
COUNTY RECORDED SURVEY NUMBER 9304120079, RECORDS OF SKAGIT COUNTY,  
WASHINGTON;  
THENCE FOLLOWING SAID FENCE NORTH 05°26'19" WEST A DISTANCE OF 226.41  
FEET;  
THENCE NORTH 04°46'05" WEST A DISTANCE OF 74.27 FEET;  
THENCE NORTH 01°51'54" WEST A DISTANCE OF 990.48 FEET;  
THENCE EAST A DISTANCE OF 54.80 FEET TO THE TRUE 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.

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Statutory Warranty Deed  
- continued

File No.: 4221-4285574 (bf)

Dated: 7, 31, 25

Jonathan Mills 

STATE OF Washington )  
COUNTY OF Skagit )-55 )

This record was acknowledged before me on 07/31/2025 by **Jonathan Mills**.

  
Notary Public Rosemilda L Alvarado  
My commission expires: 08/28/2025

