

When recorded return to:
Sylvia Cortez
1900 N 33rd Place
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20253258
Oct 03 2025
Amount Paid \$381.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE CO.
W20060291

Escrow No.: 620060291

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carol G. Duffy-Hight, formerly Carol G. Duffy, an unmarried woman
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Sylvia Cortez, 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.)

PTN NW 1/4, SEC 29-34N-4E, W.M.

Tax Parcel Number(s): P28320 / 340429-0-152-0108

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 9-26-2025

Carol G. Duffy-Highet

Carol G. Duffy-Highet, formerly Carol G. Duffy

State of Washington

County of Skagit

This record was acknowledged before me on 9-26-25 by Carol G. Duffy-Highet.

Jennifer Brazil

(Signature of notary public)

Notary Public in and for the State of Washington

My appointment expires: 7-25-28



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P28320 / 340429-0-152-0108

THE WEST 80' OF THAT PART OF THE NORTH 1/2 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION;

THENCE EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, 242.21 FEET TO THE WEST LINE OF TENTH STREET;

THENCE SOUTH 0° 25' EAST ALONG THE WEST LINE OF TENTH STREET, 153.2 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE FROM SAID TRUE POINT OF BEGINNING CONTINUE SOUTH 0° 25' EAST, ALONG THE WEST LINE OF TENTH STREET 70.0 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO ALFRED POLSON AND CORA E. POLSON, HUSBAND AND WIFE, BY DEED RECORDED AUGUST 30, 1941, UNDER AUDITOR'S FILE NO. 343672 AND RECORDED IN VOLUME 184 OF DEEDS, PAGE 540;

THENCE WEST ALONG THE NORTH LINE OF SAID POLSON TRACT 244.76 FEET TO THE WEST LINE OF SAID NE 1/4 OF THE NW 1/4;

THENCE CONTINUING WEST ALONG THE NORTH LINE OF SAID POLSON TRACT 187.40 FEET TO THE EAST LINE OF THE BLODGETT ROAD;

THENCE NORTH 0° 14' 30" EAST ALONG THE EAST LINE OF THE BLODGETT ROAD 70.0 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF A TRACT CONVEYED TO J. L. PARKER AND ALTA FAYE PARKER, HUSBAND AND WIFE, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 561184;

THENCE EAST ALONG THE SOUTH LINE OF SAID PARKER TRACT TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

2. Assessments, if any, levied by City of Mount Vernon.
3. City, county or local improvement district assessments, if any.