

When recorded return to:

Martha Anne Sunderland
280 Se Fir Villa Road
Dallas OR 97338-9200

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260009
Jan 05 2026
Amount Paid \$15347.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-25078-TW

THE GRANTOR(S) **Richard W. Curry, and Margaret Adams Curry, as their interest appear of record**

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Martha Anne Sunderland, an unmarried person**

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

PARCEL A:

Lot 1 of Skagit County Short Plat No. 6-80, as approved February 1, 1980, and recorded February 1, 1980, in Volume 4 of Short Plats, Page 33, under Auditor's File No. 8002010001, records of Skagit County, Washington, being a portion of the Southwest 1/4 of the Southwest 1/4 of Section 12, Township 34 North, Range 4 East, W.M.

PARCEL B:

Easement for septic system drainfield over and across a portion of Lot 2, of Skagit County Short Plat No. 6-80, as approved February 1, 1980, and recorded February 1, 1980, in Volume 4 of Short Plats, Page 33, under Auditor's File No. 8002010001, records of Skagit County, Washington, being a portion of the Southwest 1/4 of the Southwest 1/4 of Section 12, Township 34 North, Range 4 East, W.M., as delineated on the face of said Short Plat.

PARCEL C:

The Southerly 1/2 of that portion of that certain 100 foot wide strip of land conveyed to the Seattle Lake Shore and Eastern Railway Company by Deed recorded June 2, 1890, in Volume 10 of Deeds, Page 577, which lies between the Northerly extensions of the Easterly and Westerly lines of Lot 1 of Skagit County Short Plat No. 6-80, approved February 1, 1980, and recorded February 1, 1980, as Auditor's File No. 8002010001, all of the above being a portion of the Southwest 1/4 of the Southwest 1/4 of Section 12, Township 34 North, Range 4 East, W.M.

Abbreviated legal description:

Section 12, Township 34 North, Range 4 East -SW SW (aka Lot 1, SP 6-80)
Tax Parcel Number(s): P24629/340412-3-013-0001

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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 as described in Exhibit "A" attached hereto

Dated: 12-19-2025

[Signature]
Richard W. Curry

[Signature]
Margaret Adams Curry

STATE OF WASHINGTON
COUNTY OF WHATCOM

This record was acknowledged before me on this 19th day of December, 2025, by Richard W. Curry.

[Signature]
Signature

Notary
Title

My commission expires: 05/10/27



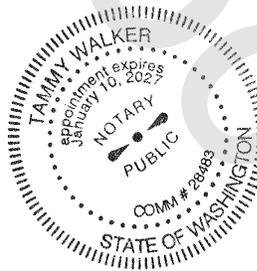
STATE OF WASHINGTON
COUNTY OF whatcom

This record was acknowledged before me on this 31st day of December, 2025, by Margaret Adams Curry.

[Signature]
Signature

Notary
Title

My commission expires: 1/10/2027



Statutory Warranty Deed
LPB 10-05

EXHIBIT A

25-25078-TW

1. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:
Grantee: Public Utility District No. 1
Recorded: February 21, 1961
Auditor's No. 604624
Purpose: Water lines
Area Affected: A 50 foot wide strip of the subject property

2. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat No. 6-80
Recorded: February 1, 1980
Auditor's No.: 8002010001

3. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:
In Favor Of: William R. Wilcox; et al
Recorded: September 10, 1991
Auditor's No.: 9109100078
For: Ingress, egress and utilities
Affects: Northerly 20 feet

4. Right, title and interest of State of Washington, presumed under Deeds executed by Skagit County Parks and Recreation, and Burlington Northern Railroad Company, and recorded May 27, 1993 and March 5, 1993, under Auditor's File Nos. 9305270052 and 9303050095, respectively; said party(ies) had no record interest in said premises on the date of execution of said Deed nor have they since acquired record interest in said premises.

End of Exhibit AStatutory Warranty Deed
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