

AFTER RECORDING MAIL TO:

Gerardo Rodarte and Fabiola Alejandra Higareda Hernandez
5210 Ershig Road
Bow, WA 98232

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-174774-OE ✓

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-4790
Oct 31 2019
Amount Paid \$3209.00
Skagit County Treasurer
By Marissa Guerrero Deputy

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR RUTH K. DAY, an unmarried person, as her separate property for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **GERARDO RODARTE** and **FABIOLA ALEJANDRA HIGAREDA HERNANDEZ**, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn NW 1/4 NW 1/4, 24-35-3 E W.M.

For Full Legal See Attached Exhibit "A"

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 01-174774-OE.

Tax Parcel Number(s): 350324-0-005-0003, P34732

Dated October 30, 2019

Ruth K. Day
Ruth K. Day

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Ruth K. Day is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 30, 2019

Shelley Miner

Shelley Miner
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 5/15/23

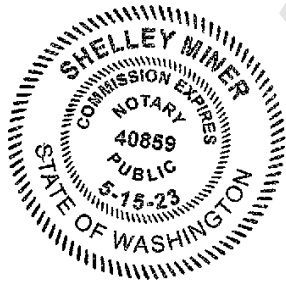


EXHIBIT A

That portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24, Township 35 North, Range 3 East, W.M., lying Southerly of the Allen-West Road and Easterly of the Avon-Allen Road and Northerly of the South line of that certain tract conveyed to Bernard M. Foster and Florence Foster, husband and wife, by Deed recorded March 30, 1979, under Auditor's File No. 7903300065, and said line extended Easterly and Westerly of the right-of-way of the Pacific Northwest Traction Company.

TOGETHER WITH conditional easements rights granted to Bernard M. Foster and Florence Foster, husband and wife, by instrument recorded March 30, 1979, under Auditor's File No. 7903300066, and assigned to Milray, Inc., by instrument recorded July 23, 1986, under Auditor's File No. 8607230083, and assigned to Warner by instrument recorded July 24, 1995, under Auditor's File No. 9507240122.

Situate in the County of Skagit, State of Washington.