

When recorded return to:

Vicente Racinez Ibanez and Gabina Hernandez Valasquez
1106 Rita Street
Sedro-Woolley, WA 98284

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jack W. Hartt and Susannah R. Hartt, a married couple, _____ GNW 20-4865

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Vicente Racinez Ibanez and Gabina Hernandez Valasquez

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Section 24, Township 35 North, Range 4 East - SW SW (aka Lot 2, SP SW 08-96)

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 "B"
attached hereto

Tax Parcel Number(s): P110453

Dated: May 27th, 2020

Jack W. Hartt
Jack W. Hartt

Susannah R. Hartt
Susannah R. Hartt

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-2324
Jun 26 2020
Amount Paid \$5925.00
Skagit County Treasurer
By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 20-4865-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

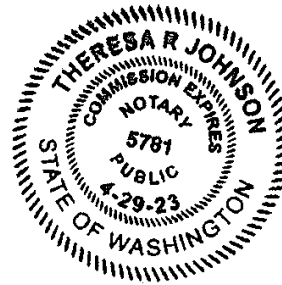
I certify that I know or have satisfactory evidence that Jack W. Hartt and ~~Susannah R. Hartt~~ is the person who appeared before me, and said person acknowledged that ~~he~~/she signed this instrument and acknowledged it to be ~~his~~/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 27th day of May, 2020

Theresa R Johnson
Signature

Notary
Title

My appointment expires: 4/29/23



STATE OF WASHINGTON
COUNTY OF ~~SKAGIT~~ Thurston

I certify that I know or have satisfactory evidence that ~~Jack W. Hartt~~ and Susannah R. Hartt is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 27 day of May, 2020

Jennifer Everson
Signature

Notary Public
Title

My appointment expires: 2/19/24

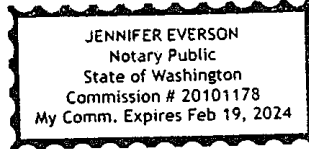


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1106 Rita Street, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P110453

Property Description:

Lot 2, SEDRO-WOOLLEY SHORT PLAT NO. SW 08-96, approved November 25, 1996, and recorded December 4, 1996, in Volume 12 of Short Plats, page 163, under Auditor's File No. 9612040048, records of Skagit County Washington; being a portion of the Southwest Quarter of the Southwest Quarter of Section 24, Township 35 North, Range 4 East of the Willamette Meridian;

EXCEPT that portion conveyed to Beverly M. Pinneke on December 18, 1996 under Auditor's File No. 9612180056, records of Skagit County, Washington described as follows:

That portion of the Southwest Quarter of the Southwest Quarter of Section 24, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of that certain tract described in deed to Patrick and Julie Ward, under Auditor's File No. 690314, records of Skagit County, Washington;
thence South 00°22'13" East along the Southerly prolongation of the West line of said Ward Tract, a distance of 4.68 feet;
thence North 86°06'45" East a distance of 102.68 feet to the Southeast corner of said Ward Tract;
thence South 88°43'36" West along the South line of said Ward Tract a distance of 102.50 feet to the point of beginning;

ALSO EXCEPT that portion conveyed to Virgil E. Felton and Virginia Felton on December 18, 1996, under Auditor's File No. 9612180055, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of that certain tract described in deed to Virgil E. and Virginia L. Felton, recorded under Auditor's File No. 756179, records of Skagit County Washington;
thence South 00°22'13" East along the Southerly prolongation of the East line of said Felton Tract a distance of 4.68 feet;
thence South 85°06'45" West a distance of 22.53 feet to the West line of Lot 2 of Short Plat No. SW 08-96, recorded in Volume 12 of Short Plats, page 163, under Auditors File No. 9612040043, records of Skagit County, Washington;
thence North 00°22'13" West along the West line of said Lot 2 a distance of 5.71 feet to a point on the South line of said Felton Tract;
thence North 88°43'36" East along the South line thereof a distance of 22.49 feet to the point of beginning.

Situated in Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 20-4865-KH

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EXHIBIT B

20-4865-KH

1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named SW-08-96 recorded December 4, 1996 as Auditor's File No. 9612040048.

2. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey in the SW 1/4 of the SW 1/4 of Section 24, Twp. 35 N., Rng. 4 E., W.M. recorded July 14, 1997 as Auditor's File No. 9702140072.

3. Regulatory notice/agreement regarding Skagit County Right-To-Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded April 14, 2017 as Auditor's File No. 201704140138 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.