

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236939

Jun 16 2023

Amount Paid \$381.00
Skagit County Treasurer
By Kaylee Oudman Deputy

When recorded return to:

Suresh Kumar Babu and Saranya Rajendran
3419 Agate Drive, Apt. 04
Santa Clara, CA 95051

GNW 23-18610

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven H. White, an unmarried person, 14905 Rustic Lane, Concrete, WA 98237,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Suresh Kumar Babu and Saranya Rajendran, a married couple

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:
Lot r-1, Replat of Lots 49, 50 & 51, Sauk River Estates

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): P68937/3994-000-084-0001

Dated: 6-15-2023

Steven H. White
Steven H. White

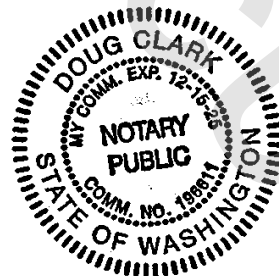
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 15th day of June, 2023 by Steven H. White.

Doug Clark
Signature

Notary Public
Title

My commission expires: 12-15-25



Statutory Warranty Deed
LPB 10-05

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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 14895 Rustic Lane, Concrete, WA 98237
Tax Parcel Number(s): P68937/3994-000-084-0001

Property Description:

Lot R-1, REPLAT OF LOTS 49, 50 & 51, SAUK RIVER ESTATES, according to the plat thereof, recorded in Volume 9 of Plats, page 116, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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EXHIBIT B

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2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. (A) Unpatented mining claims.
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)
6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)
10. Any questions which may arise due to shifting or changing in course of the Sauk River.
11. Right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)
12. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING
PLAT/SUBDIVISION: Plat/Subdivision Name: Sauk River Estates Recorded: February 27, 1961 Auditor's
No: 604613

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13. 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 Sauk River Estates, Replat of Lots 4, 50 and 51 recorded on March 16, 1971 as Auditor's File No. 749808.
14. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded on May 23, 1979, as Auditor's File No. 7905230016.