

When recorded return to:

Cori Montes
7757 South Dillard Avenue
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237629

Aug 11 2023

Amount Paid \$5259.40

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 23-18477-KH

THE GRANTOR(S) Sabrina Linman, an unmarried person, 14601 Avon Allen Road, Mount Vernon, WA 98273,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Cori Montes, an unmarried person

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

Lot 12, EXCEPT the east 20 feet thereof, and all Lots 13 and 14, Block 3, CROFOOT'S FIRST ADDITION TO THE TOWN OF CONCRETE, according to the Plat thereof, recorded in Volume 3 of Plats, page 88, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Abbreviated legal description: Property 1:

Lots 13, 14 and ptn. Lot 12, Block 3, Crofoot's 1st Addn.

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

Tax Parcel Number(s): P70764/4058-003-014-0001

Statutory Warranty Deed
LPB 16-05

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Dated: 8/11/2023

Sabrina Linman

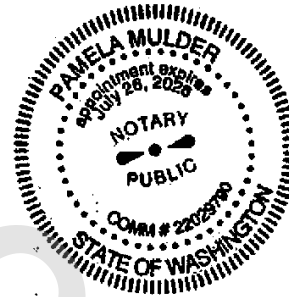
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 11 day of August, 2023 by Sabrina Linman.

Pamela Mulder
Signature

Notary Public
Title

My commission expires: July 26, 2024



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EXHIBIT A

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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 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 Crofoot's First Addition to the Town of Concrete recorded September 7, 1910 as Auditor's File No. Vol 3 of Plats, Page 88.

11. 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 on July 12, 2019 as Auditor's File No. 201907120060.

End of Exhibit A

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