

When recorded return to:

City of Seattle, a Washington municipal corporation  
700 North 5th Ave, Ste 3300 PO Box 34023 RM 3318  
Seattle, WA 98124-9871

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20239012  
Dec 13 2023  
Amount Paid \$405.00  
Skagit County Treasurer  
By Lena Thompson Deputy

GNW 23-19041

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian Ruble, a single man at all times of ownership, as his separate estate, 2029 Horizon Place, Stanwood, WA 98292,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to City of Seattle, a Washington municipal corporation

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 21, CAREFREE ACRES, SUBDIVISION NO. 1

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): P63502

Dated: 12/12/23

[Signature]  
Brian Ruble

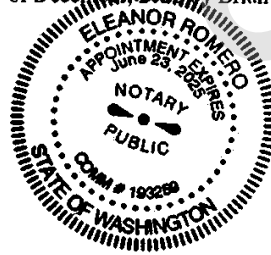
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 12<sup>th</sup> day of December, 2023 by Brian Ruble.

[Signature]  
Signature

Notary  
Title

My commission expires: 6/23/2025



Statutory Warranty Deed  
LPB 10-05

**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: NHN Pandora Circle, Marblemount, WA 98267  
Tax Parcel Number(s): P63502

**Property Description:**

Lot 21, CAREFREE ACRES, SUBDIVISION NO. 1, as per plat recorded in Volume 8 of Plats, page 62, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed  
LPB 10-05

Order No.: 23-19041-KH

Page 2 of 3

**EXHIBIT B**

23-19041-KH

9. 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: Carefree Acres Subdivision No. 1  
Recorded: December 30, 1963  
Auditor's No.: 644847

10. EASEMENT DISCLOSED BY INSTRUMENT AND CONDITIONS CONTAINED THEREIN:

In Favor Of: Not disclosed  
For: Utilities  
Affects: 5 foot strip along adjoining roadway

11. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 5, 1992  
Recorded: August 18, 1992  
Auditor's No.: 9208180055  
Executed By: Bestland Associates

Said instrument is a rerecording of instrument recorded under Auditor's File No. 9208120081.

12. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Auditor's File No.: 8407250023  
Document Title: Variance  
Regarding: Substandard lots

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.

Statutory Warranty Deed  
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Order No.: 23-19041-KH

Page 3 of 3