

202404050044

04/05/2024 12:30 PM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor, WA

When recorded return to:

Tony Becerra, Hilda Aguilar Becerra, and Rudy Becerra  
910 West Waltman Drive  
Meridian, ID 83642

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20240156  
Apr 05 2024  
Amount Paid \$10630.00  
Skagit County Treasurer  
By Shannon Burrow Deputy

## STATUTORY WARRANTY DEED

Guardian NW Title 24-20154-KH

THE GRANTOR(S) **John E. McDermott and Ruth M. McDermott, husband and wife**, 1414 Alpine View Place, Mount Vernon, WA 98274,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Tony Becerra and Hilda Becerra, a married couple, and Rudy Becerra, an unmarried person**

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

Lot 4, PLAT OF BROWN AND MCMILLEN, DIV. 3, as per plat recorded in Volume 16 of Plats, pages 209 through 211, inclusive, records of Skagit County, Washington.

Abbreviated legal description: Property 1:  
Lot 4, PLAT OF BROWN AND MCMILLEN, DIV. 3

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): P112860/4710-000-004-0000

Statutory Warranty Deed  
LPB 10-05

Order No.: 24-20154-KH

Page 1 of 4

Dated: March 29, 2024

John E. McDermott  
John E. McDermott

\_\_\_\_\_  
Ruth M. McDermott

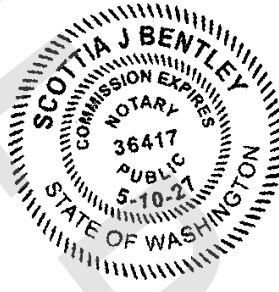
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 29<sup>th</sup> day of March, 2024 by John E. McDermott and ~~Ruth M. McDermott~~.

Scottia J Bentley  
Signature

Notary  
Title

My commission expires: 05/10/27



Dated: March 29, 2024

John E. McDermott  
John E. McDermott

Ruth M. McDermott  
Ruth M. McDermott

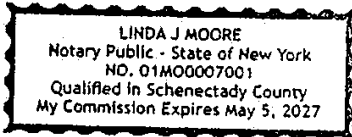
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 3 day of April, 2024 by ~~John E. McDermott~~ and Ruth M. McDermott.

Linda J. Moore  
Signature

Notary Signing Agent  
Title

My commission expires: 5/5/2027



**EXHIBIT A**

24-20154-KH

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
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. 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 Brown and McMillen, Div. 3 recorded on February 3, 1998 as Auditor's File No. 9802030007.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

10. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:  
Dated: February 3, 1998

Statutory Warranty Deed  
LPB 10-05

Recorded: February 3, 1998  
Auditor's No: 9802030008  
Executed by: Allen and Gwen Brown of Brown & McMillen,  
Division No. III

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: August 26, 2009  
Auditor's No.: 200908260035

11. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS PROPERTY DESIGNATED  
NATURAL RESOURCE LANDS BY SKAGIT COUNTY.

Executed By: John F. Zimmermann  
Recorded: April 26, 2001  
Auditor's No: 200104260037

Reference is hereby made to the record for the full particulars of said notification. However, said  
notification may have changed or may in the future change without recorded notice.

**End of Exhibit A**