

**When recorded return to:**  
Antonio Cavazos and Ruthie A Griffith  
45066 Cedar Street  
Concrete, WA 98237

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Escrow No.: 620055914

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20240372

Apr 25 2024

Amount Paid \$6725.00

Skagit County Treasurer  
By Lena Thompson Deputy

Chicago Title  
620055914

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Gerad David Wood, a married man as his separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Ruthie A Griffith, an unmarried woman and Antonio Cavazos, an  
unmarried man

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

LT 5, CEDAR PARK PLAT

Tax Parcel Number(s): P119218 / 4795-000-005-0000

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 4/23/24

[Signature]  
Gerad David Wood

[Signature]  
Amahda May Wood

State of California  
County of San Diego

This record was acknowledged before me on 4/23/2024 by

Gerad David Wood and Amahda May Wood

(Signature of notary public)  
Notary Public in and for the State of California  
My commission expires: 2/4/2028



State of \_\_\_\_\_  
County of \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_ by

(Signature of notary public)  
Notary Public in and for the State of \_\_\_\_\_  
My commission expires: \_\_\_\_\_

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Diego

On 4/23/2024 before me, Sonia Ramirez, Notary Public  
(insert name and title of the officer)

personally appeared Gerald David Wood and Amanda Moy Wood  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P119218 / 4795-000-005-0000**

LOT 5, CEDAR PARK PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 5, 2002  
UNDER AUDITOR'S FILE NO. 200206050104, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line
Recording Date:	September 17, 2001
Recording No.:	200109170157
  
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of Cedar Park Plat:  
  
Recording No: 200206050104
  
3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
  
4. City, county or local improvement district assessments, if any.
  
5. Assessments, if any, levied by Concrete.