

When recorded return to:

Anadelia Sandoval and Israel Villegas Ramirez
25179 Lake Cavanaugh Road
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242052
Sep 05 2024
Amount Paid \$12926.20
Skagit County Treasurer
By BELEN MARTINEZ Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Shaina L. Olds Seymour, who acquired title as Shaina L. Olds, as her separate estate and Clancy Seymour as to any homestead interest, 385 Wexford Drive, Walton, KY 41094,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Anadelia Sandoval and Israel Villegas Ramirez, *a married couple* ~~wife and husband~~

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

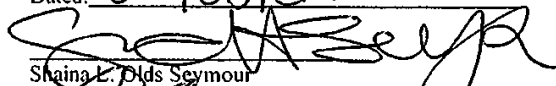
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Section 27, Township 33 North, Range 4 East - Ptn. SW (aka Lot 4 SP PL00-0545)

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): P17371

Dated: 09/03/24



Shaina L. Olds Seymour



Clancy Seymour

Statutory Warranty Deed
LPB 10-05

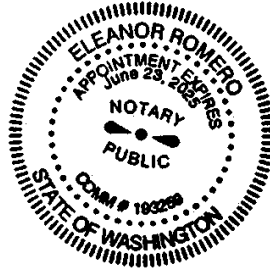
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 3rd day of September, 2024 by Shaina L Olds Seymour and Clancy Seymour.

Eleanor Romero
Signature

Notary
Title

My commission expires: 6/23/2025



Statutory Warranty Deed
LPB 10-05

Order No.: 24-21423-KH

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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 22851 Bulson Road, Mount Vernon, WA 98274
Tax Parcel Number(s): P17371

Property Description:

Lot 4, SKAGIT COUNTY SHORT PLAT NO. PL00-0545, as approved May 21, 2001, and recorded May 22, 2001, under Auditor's File No. 200105220102, records of Skagit County, Washington; being a portion of the Southwest Quarter of Section 27, Township 33 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, State of Washington.

EXHIBIT B

24-21423-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. 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.
4. Easements, claims of easement or encumbrances which are not shown by the public records.
5. 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.
6. (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.
7. 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.
8. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Skagit County Purpose: Protection critical areas Recording Date: May 18, 2001 Recording No.: 200105220103
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 SHORT PLAT NO. PL00-0545 recorded on May 22, 2001 as Auditor's File No. 200105220102.
11. Covenants, conditions, restrictions and easements 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 in the document Recording Date: November 20, 2001
Recording No.: 200111200073
12. Order on Plat Alteration PL07-0001 and the terms and conditions thereof:
Recording Date: May 18, 2007
Recording No.: 200705180119

Statutory Warranty Deed
LPB 10-05

Order No.: 24-21423-KH

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