

When recorded return to:

Sofia S. Campos and Luis A. Fernandez Silva
7695 Medford Road
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242414

Oct 03 2024

Amount Paid \$6133.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Linda Fagan, an unmarried person, 108 East Wawawai Street, Colfax, WA 99111,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Luis A. Fernandez Silva and Sofia S. Campos, a married couple

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:
Ptn. Lot 6, LIVERMORE'S HAMILTON ACREAGE

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): P67272

Dated: Oct. 2, 2024

Linda Fagan
Linda Fagan

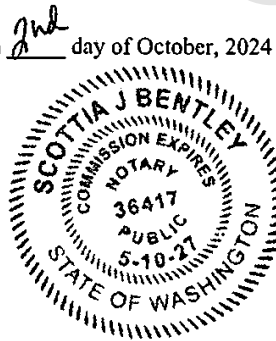
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 2nd day of October, 2024 by Linda Fagan.

Scottia Bentley
Signature

Notary
Title

My commission expires: 05/10/27



Statutory Warranty Deed
LPB 10-05

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 7695 Medford Road, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P67272

Property Description:

That portion of Lot 6, LIVERMORE'S HAMILTON ACREAGE, according to the Plat thereof recorded in Volume 3 of Plats, Page 87, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of said Lot 6; THENCE North along the County road, commonly known as Medford Road, 68 feet; THENCE East 151 feet; THENCE South 68 feet, to the South line of said Lot 6; THENCE West along the South line of said Lot 6, to the Point of Beginning;

TOGETHER WITH that portion of Lot 6, LIVERMORE'S HAMILTON ACREAGE, according to the Plat thereof recorded in Volume 3 of Plats, page 87, records of Skagit County, Washington, as granted to Barbara M. Dinneen by deed for 'boundary line adjustment purposes only', recorded July 29, 2010 under Skagit County Auditor's File No. 201007290026;

EXCEPT that portion described as follows:

Beginning at the Southwest corner of said Lot 6; THENCE Easterly along the South line of said Lot 6 to the intersection of an existing fence as delineated on the face of that Survey recorded September 14, 2010 under Skagit County Auditor's File No. 201009140095, 50 feet, more or less; THENCE Northerly along the said fence line, 17.0 feet; THENCE following the North line of said fence, extended westerly, to the West line of said Lot 6; THENCE Southerly along the West line of said Lot 6 to the Southwest corner of said Lot 6;

AND ALSO EXCEPT that portion described as follows:

Beginning at the Southwest corner of said Lot 6; THENCE North along the County road, commonly known as Medford Road, 68 feet; THENCE East 151 feet; THENCE South 68 feet, to the South line of said Lot 6, said point being the TRUE POINT OF BEGINNING; THENCE North 14.6 feet; THENCE Westerly along an existing fence line as delineated on the face of that Survey recorded September 14, 2010 under Skagit County Auditor's File No. 201009140095, to a point 50 feet East of the West line of said Lot 6; THENCE Southerly along an existing fence, delineated on the face of said survey recorded under Skagit County Auditor's File No. 201009140095, 17 feet to the South line of said Lot 6; THENCE Easterly along the said South line of Lot 6 to the TRUE POINT OF BEGINNING;

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 24-21510-KH

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EXHIBIT B

24-21510-KH

9. CONDITIONS CONTAINED IN WATER LINE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF: Grantor: Thurman Medford Grantee: Sam Green, et ux Recorded: April 15, 1968 Auditor's No.: 712417 As Follows: "...grantees are to share equally with grantor the costs of maintaining and repairing said well and pump system and grantees are to assume all costs of repairing and maintaining the pipeline extending from said well and pump Southerly 142 feet to grantees' property line."

10. TITLE NOTIFICATION, AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County
And: David Sherman
Recorded: February 8, 2001
Auditor's File No.: 200102080061

11. SKAGIT COUNTY RIGHT TO FARM DISCLOSURE AND THE TERMS AND CONDITIONS THEREOF:

Grantor: David Sherman and Donna Sherman, husband and wife
Grantee: Barbara M. Dinneen, an unmarried woman
Recorded: July 12, 2006
Auditor's File No.: 200607120078

12. COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN INSTRUMENT:

Recorded: July 29, 2010
Auditor's File No.: 201007290026

As follows: "The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot."

13. 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 SURVEY recorded on September 14, 2010 as Auditor's File No. 201009140095.

Statutory Warranty Deed
LPB 10-05

Order No.: 24-21510-KH

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