

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242410
Oct 03 2024
Amount Paid \$1365.00
Skagit County Treasurer
By Shannon Burrow Deputy

When recorded return to:

3206 S 141st St
Seattle, WA 98168

Filed for Record at Request of
Pro Escrow, Inc.
Escrow Number: E24-12731RF

Chicago Title
620057105

Statutory Warranty Deed

THE GRANTOR Susan Nichols, an unmarried individual for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Cascade Shores, LLC, Marino Martinez Cruz, an single person and Jose Valdovinos a married man as his separate estate

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

SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A"

Abbr. legal: AN TRACT 1, DIV "A" of Garden
Addition to Baker"

Tax Parcel Number(s): P70585/4050-003-001-0103

SUBJECT TO: RIGHTS, RESERVATIONS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD AND/OR AS SHOWN IN TITLE REPORT NUMBER 620057105RU ISSUED BY Chicago Title Company.

Dated Sept. 27, 2024

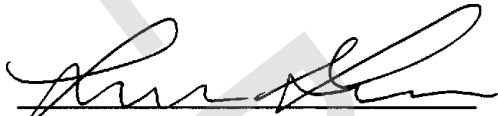

Susan Nichols

STATE OF Washington
COUNTY OF Clallam } SS:

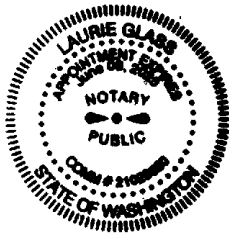
I certify that I know or have satisfactory evidence that Susan Nichols

is/are the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Sept. 27, 2024



Notary Public in and for the State Washington
Residing at: Bort Angeles, WA
My appointment expires: June 8, 2024



Escrow No.: E24-12731RF

EXHIBIT "A"

LEGAL DESCRIPTION

THE SOUTH 30 FEET OF THE FOLLOWING DESCRIBED TRACT:

THAT PORTION OF TRACT 1, DIVISION "A" OF "GARDEN ADDITION TO BAKER", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 73, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 1;
THENCE SOUTH 65 FEET;
THENCE EAST 100 FEET;
THENCE NORTH 65 FEET;
THENCE WEST 100 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.