

When recorded return to:

Zoe E. Quinn
1304 Denny Place
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242678
Oct 24 2024
Amount Paid \$8927.88
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) SuzAnnah M. Estrella, as her separate estate, 316 West Lake Samish Drive, Space 30, Bellingham, WA 98229,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Zoe E. Quinn, an unmarried woman

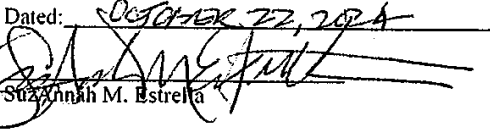
the following described real estate, situated in the County Skagit, State of Washington:

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

Abbreviated legal description: Property 1:
Lot 27, SAMISH RIVER PARK, DIV. 1

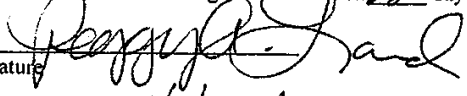
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P68706

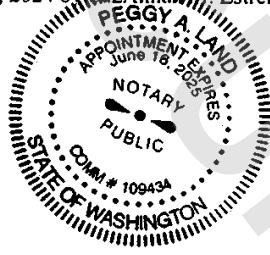
Dated: OCTOBER 22, 2024

SuzAnnah M. Estrella

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 22 day of October, 2024 by SuzAnnah M. Estrella.

Signature: 
Title: Notary

My commission expires: June 16, 2025



Statutory Warranty Deed
LPB 10-05

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 6932 Steelhead Lane, Burlington, WA 98233
Tax Parcel Number(s): P68706

Property Description:

Lot 27, SAMISH RIVER PARK, DIVISION NO. 1, as per plat recorded in Volume 9 of Plats, pages 43 and 44, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT B

24-21361-KH

9. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: August 9, 1929
Recorded: August 10, 1929
Auditor's No.: 225812
Purpose: Electric transmission and distribution lines
Area Affected: Undisclosed

Said easement also grants rights to cut danger trees on adjoining property and includes prohibitions against blasting within 300 feet.

10. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington, Department of Game
Recorded: May 11, 1954
Auditor's No.: 501365
Purpose: Right-of-way for sport fishermen
Area Affected: A 25 foot strip bordering and extending along the East and West sides of the Samish River

11. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 10, 1967
Recorded: August 15, 1967
Auditor's No.: 703232

Executed By: Elmer E. Martin and Mabel J. Martin, husband and wife

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS AS AMENDED BY THE FOLLOWING INSTRUMENTS OF RECORD, ALL OF WHICH ARE RECORDS OF SKAGIT COUNTY, WASHINGTON: Auditor's File Nos. 710329, 7904120004, 9509220088 AND 9803230110.

12. Any question that may arise due to shifting or changing in course of Samish River.

13. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Samish River Park Division No. 1
Auditor's No: 703269

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".

Statutory Warranty Deed
LPB 10-05

Order No.: 24-21361-KH

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