

When recorded return to:

Maria Guadalupe Lambert and Jared Omar Ibarra Flores
7679 Medford Rd
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242951
Nov 15 2024
Amount Paid \$7525.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 24-21311-KH

THE GRANTOR(S) **Nannette E. Darbous Marthaller, an unmarried person**, PO Box 1731, Mount Vernon, WA 98273,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Maria Guadalupe Lambert, a married woman as her separate estate, and Jared Omar Ibarra Flores, an unmarried person**

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

The West 151 fee of that portion of Lot 6 of "LIVERMORES, HAMILTON ACREAGE", as per plat recorded in Volume 3 of Plats, page 87, records of Skagit County, lying East of the County Road running along the West line thereof;

EXCEPT the South 68 feet thereof;

AND EXCEPT that portion thereof lying North of an existing fence running in a n East-West direction referred to in deed to Ed. L. Moore dated and recorded September 5, 1969 under Auditor's File No. 730749, said line being approximately 236 feet North of the South Line of said Tract 6;

AND EXCEPT 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 the Southwest corner of said Lot 6;

thence North along the County road 68 feet to the true point of beginning;
thence continuing North along the County road 19.8 feet to an existing fence;
thence Easterly along said fence 151 feet, more or less, to the East boundary of the West 151 feet of Lot 6;
thence South 01°53'27" West a distance of 19.9 feet;
thence South 88°39'11" West a distance of 151.01 feet to the point of beginning.

P67270/3947-000-006-0103

Statutory Warranty Deed
LPB 10-05

Ptn. Lot 6, LIVERMORES, HAMILTON ACREAGE

Order No.: 24-21311-KH


Situate in County of Skagit, State of Washington.

Abbreviated legal description: Property 1:
Ptn. Lot 6, LIVERMORES, 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 "A" attached hereto

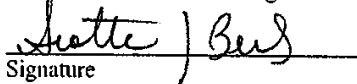
Tax Parcel Number(s): P67270/3947-000-006-0103

Dated: 11/16/2024


Nannette E. Darbous Marthaller

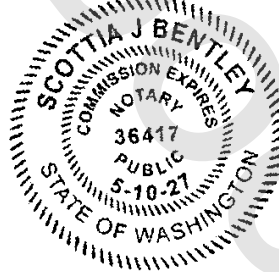
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 15th day of November, 2024 by Nannette E. Darbous Marthaller.


Signature

Notary
Title

My commission expires: 05/10/27



Statutory Warranty Deed
LPB 10-05

EXHIBIT A

24-21311-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. (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.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. 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.

(Said Exception will not be included on Extended Coverage Policies)
6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
7. 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.

(Said Exception will not be included on Extended Coverage Policies)
8. 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.

(Said Exception will not be included on Extended Coverage Policies)

9. 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:

Name: LIVERMORE'S HAMILTON ACREAGE

Recorded: April 20, 1910

Auditor's No.: Vol. 3 of Plats, Page 87

10. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between:

Thurman Medford

Statutory Warranty Deed
LPB 10-05

Order No.: 24-21311-KH

Page 3 of 4

And:
Sam Green and Della Green, husband and wife

Dated:
April 3, 1968

Recorded:
April 15, 1968

Auditor's No.:
712417

Regarding:
Share equally with grantor the costs of maintaining and repairing said well and pump system and pipeline

11. 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:

Name:
Survey for Barbara Dinneen

Recorded:
September 14, 2010

Auditor's No.:
201009140095

End of Exhibit A