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12/02/2024 01:44 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

AFTER RECORDING MAIL TO:

Maggie D. Taylor and Randal S. Taylor
33016 134th Ave SE
Auburn, WA 98092

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2024-3131
Dec 02 2024
Amount Paid \$571.40
Skagit County Treasurer
By Lena Thompson Deputy

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recordors use only

STATUTORY WARRANTY DEED

File No: 4244-4215271 (SD)

GMN 24-2116

Grantor(s): Matthew Emht, as his separate estate
Grantee(s): Maggie D. Taylor and Randal S. Taylor, a married couple
Abbreviated Legal: Lot 199 & Ptn. Lot 198, Cascade River Park No. 1
Additional Legal on page:
Assessor's Tax Parcel No(s): P126322/3871-000-199-0000

THE GRANTOR(S) Matthew Emht, as his separate estate for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys and warrants to **Maggie D. Taylor and Randal S. Taylor, a married couple**, the following described real estate, situated in the County of Skagit, State of Washington.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

Lot 199, CASCADE RIVER PARK NO. 1, as per Plat recorded in Volume 8 of Plats, pages 55 through 59, inclusive, records of Skagit County, Washington;
TOGETHER WITH all that portion of Lot 198, Cascade River Park No. 1, as per Plat recorded in Volume 8 of Plats, pages 55 through 59, inclusive, records of Skagit County, Washington, more particularly described as follows:
Beginning at a rebar and cap stamped "Zitkovich, L.S. 46904" at the Northwest corner of said Lot 198, per record of Survey filed under Auditor's File No. 201405230129;
Thence North 39°01'23" East, a distance of 70.03 feet to a rebar and cap stamped "Zitkovich, L.S. 46904" at the Northeast corner of said Lot 198;
Thence South 49°47'11" East, along the East line of said Lot 198 per the aforesaid record of Survey, a distance of 94.79 feet to the true point of beginning;

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0000

Statutory Warranty Deed
- continued

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**Thence South 39°33'25" West a distance of 15.15 feet;
Thence South 49°47'11" East a distance of 67.30 feet;
Thence South 6°04'10" East a distance of 32.20 feet;
Thence North 84°12'29" East a distance of 18.29 feet;
Thence North 40°12'49" East a distance of 22.87 feet;
Thence North 49°47'11" West a distance of 102.01 feet to the true point of beginning.
Situate in the County of Skagit, State of Washington.**

Subject To: 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.

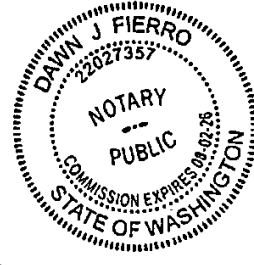
APN: P126322/3871-000-199-0000

Statutory Warranty Deed
- continued

File No.: 4244-4215271 (SD)

Dated: 12/21/24

[Signature]
Matthew Emht



STATE OF Washington)
COUNTY OF ~~Skagit~~ King)-ss)

This record was acknowledged before me on Dec 02, 2024 by **Matthew Emht.**

[Signature]
Notary Public
My commission expires: 08-02-2026