202609030035
09/03/2026 11:01 AM Pages: 1 of 3 Fees: $305.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:

Anita Bernal Esquivel, Keith Andres Tudela,
and Alonso Vazquez Bernal
214 Gibson Street
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20262868
Sep 03 2026
Amount Paid $6597.00
Skagit County Treasurer
By Kaylee Oudman Deputy

GNW 26-26654-TB

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sandra Lee Harrington, a single woman, 2702 West Maplewood Avenue, 108, Bellingham, WA 98225,

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

in hand paid, conveys, and warrants to Anita Bernal Esquivel, an unmarried person, Keith Andres Tudela, an unmarried person, and Alonso Vazquez Bernal, an unmarried person

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

North ½ of Lots 17 and 18 and the East 20 feet of the South ½ of Lot 17, Block 15, WOOLLEY, THE HUB OF SKAGIT COUNTY, WASHINGTON, as per plat recorded in Volume 2 of Plats, page 92, records of Skagit County, Washington. Situated in Skagit County, Washington.

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): P113704/~~4177-0156-018-0000~~
4177-015-018-000

PTN. LOTS 17 & 18, BLOCK 15, WOOLLEY, THE HUB OF SKAGIT COUNTY, WA

UNOFFICIAL DOCUMENT

Dated: 08/17/2026

Sandra Harrington

Sandra Lee Harrington

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 17 day of August, 2026, by Sandra Lee Harrington.

Signature

Notary Public
Title

My commission expires:
7-25-28

JENNIFER BRAZIL
Notary Public
State of Washington
Commission # 187468
My Comm. Expires Jul 25, 2028

EXHIBIT A

26-26654-TB

11. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:
Executed By: Tieffa H. Sorsdal, an unmarried woman, as her separate property
Recorded: July 1, 1998
Auditor's No.: 9807010066
As Follows:
"The above lots are located in a commercial zone and in the vicinity of an industrial zone which may subject the occupants of the residences to accompanying noise and dust associated with the commercial/industrial uses".
Said instrument is a re-recording of instrument recorded under Auditor's File No. 9803090106.

12. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:
Grantor: Errol Hanson and Laura Hanson, husband and wife
Grantee: Beverly Jean King, a single woman
Recorded: March 7, 2000
Auditor's No.: 200003070044
As Follows:
"The Grantor hereby reserves for the benefit of the remainder of Lots 17 and 18, the three following easements:
1. A non-exclusive sewer line easement over, under and across the West 5 feet of the North ½ of said Lot 18;
2. A non-exclusive utilities easement over, under and across the East 15 feet of the North ½ of Lot 17; and
3. A non-exclusive utilities easement over, under and across the East 20 feet of the South ½ of said Lot 17."

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 May 30, 2002 as Auditor's File No. 200205300250.

14. Municipal assessments, if any, levied by the City of Sedro Woolley.

UNOFFICIAL DOCUMENT