

When recorded return to:

Jose M. Cardenas and Martha E. Ibarra
1226 Riverside Drive
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20263335

Oct 12 2026

Amount Paid \$6085.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 26-27003 **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Eileen M. Gribble, Executrix of Estate of David H Gribble, ,

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

in hand paid, conveys, and warrants to Jose M. Cardenas and Martha E. Ibarra, a married couple

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:
Section 23, Township 34 North, Range 4 East - Ptn. SE

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): P27692/340423-4-004-0007

Dated: 10/7/2024

Estate of David H Gribble

By Eileen M. Gribble P.R.
Eileen M. Gribble, Executrix

Statutory Warranty Deed
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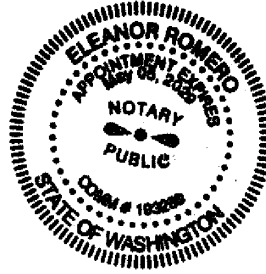
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 7th day of October, 2026, by Eileen M. Gribble, Executrix of Estate of David H Gribble.

Eileen M. Gribble
Signature

Notary
Title

My commission expires: 5/5/2029



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EXHIBIT A **LEGAL DESCRIPTION**

Property Address: NHN State Route 9, Mount Vernon, WA 98274
Tax Parcel Number(s): P27692/340423-4-004-0007

Property Description:

That portion of the Southeast 1/4 of Section 23, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the South 1/4 corner of said Section;
thence North 2°01'44" East along the North-South centerline of said Section, a distance of 923.00 feet to the Southwest corner of that certain tract of land conveyed to Harold and Ethel Gribble by deed filed in Skagit County Auditor's File No. 506880;
thence South 87°13'51" East along the South line of said Gribble tract, a distance of 1,812.65 feet to the Westerly right-of-way line of State Highway No. 9 and the POINT OF BEGINNING of this description;
thence North 32°37'14" West along said Westerly right-of-way line, a distance of 499.88 feet;
thence South 66°17'50" West, a distance of 105.44 feet;
thence North 87°32'35" West, a distance of 343.35 feet;
thence South 1°58'14" West, a distance of 358.68 feet to the South line of said Gribble tract;
thence South 87°13'51" East, a distance of 722.24 feet to the POINT OF BEGINNING;

(Also shown as Tract A of Survey recorded January 21, 1986, under Auditor's File No. 8601210022).

EXCEPT that portion thereof, described as follows:

BEGINNING at the South 1/4 corner of said Section;
thence North 2°01'44" East along the North-South centerline of said Section, a distance of 923.00 feet to the Southwest corner of that certain tract of land conveyed to Harold and Ethel Gribble by deed filed in Skagit County Auditor's File No. 506880;
thence South 87°13'51" East along the South line of said Gribble tract, a distance of 1,812.65 feet to the Westerly right-of-way line of State Highway No. 9;
thence North 32°37'14" West along said Westerly right-of-way line, a distance of 269.91 feet to the TRUE POINT OF BEGINNING;
thence continuing North 32°37'14" West along said Westerly right-of-way line, a distance of 142.82 feet;
thence South 65°30'41" West a distance of 140.00 feet;
thence South 17°21'05" East a distance of 70.00 feet;
thence South 32°37'14" East a distance of 72.66 feet to a point that is South 65°30'41" West of the TRUE POINT OF BEGINNING;
thence North 65°30'41" East a distance of 158.62 feet to the TRUE POINT OF BEGINNING;

TOGETHER WITH that portion of the Southeast 1/4 of Section 23, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point 923 feet North of the Southwest corner of said Southeast 1/4;
thence North 800.5 feet, more or less, to a point 889 feet South of the Northwest corner of said subdivision (said point being the Southwest corner of a tract conveyed to Charles Stewart, May 8, 1945, by deed recorded under Auditor's File No. 380539);
thence East 1,780 feet, more or less, to the Westerly line of the Northern Pacific Railway Company right-of-way;
thence Southeasterly along said right-of-way to at point 927 feet North (measured at right angles) of the South line of Section 23;
thence West to the POINT OF BEGINNING,

EXCEPT that portion lying Easterly of State Road 1-A,

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EXCEPT that portion conveyed to Charles E. Stewart et ux by deed recorded April 27, 1970 under Auditor's File No. 738349;

AND ALSO EXCEPT the following described tract:

BEGINNING at the South 1/4 corner of said Section;
thence North 2°01'44" East along the North-South center line of said Section, a distance of 923.00 feet to the Southwest corner of that certain tract of land conveyed to Harold and Ethel Gribble by deed filed in Skagit County Auditor's File No. 56880;
thence South 87°13'51" East along the South line of said Gribble tract, a distance of 1,812.65 feet to the Westerly right-of-way line of State Highway No. 9 and the POINT OF BEGINNING of this description;
thence North 32°37'14" West along said Westerly right-of-way line, a distance of 499.88 feet;
thence South 66°17'50" West, a distance of 105.44 feet;
thence North 87°32'35" West, a distance of 343.35 feet;
thence South 1°58'14" West, a distance of 358.68 feet to the South line of said Gribble tract;
thence South 87°13'51" East, a distance of 722.24 feet to the POINT OF BEGINNING;

ALSO TOGETHER WITH that portion of the Southeast 1/4 of Section 23, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point 923 feet North of the Southwest corner of said Southeast 1/4;
thence North 800.5 feet, more or less, to a point 889 feet South of the Northwest corner of said subdivision (said point being the Southwest corner of a tract conveyed to Charles Stewart, May 8, 1945, by Deed recorded under Auditor's File No. 380539), and the TRUE POINT OF BEGINNING of this description;
thence East along the South line of said Stewart tract, 15 feet;
thence South parallel to the West line of said Southeast 1/4 to a point that is 15 feet South of the North line of the Southwest 1/4 of the Southeast 1/4 of said Section 23;
thence West 15 feet to the West line of said Southeast 1/4;
thence North along said West line to the TRUE POINT OF BEGINNING.

EXCEPT that portion of the Southeast 1/4 of Section 23, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Southwest corner of said Southeast 1/4 (South 1/4 corner), Section 23, Township 34 North, Range 4 East, W.M.;
thence North 02°04'01" East along the North-South centerline of said Section 23 for a distance of 923.00 feet to the TRUE POINT OF BEGINNING;
thence continuing North 02°04'01" East along the North-South centerline of said Section 23 for a distance of 378.97 feet, more or less, to the Northeast corner of Tract 2, Skagit County Short Plat No. 79-79 Revised, approved June 8, 1981 and recorded June 9, 1981 under Auditor's File No. 8106080006, records of Skagit, Washington;
thence South 88°15'25" East along an Easterly extension of the North line of Tracts 1 and 2 of said Short Plat No. 79-79 Revised for a distance of 598.53 feet, more or less, to an existing fence line;
thence South 07°17'22" East along said fence line for a distance of 396.19 feet, more or less, to a point on the North line of Lot B, Short Plat No. 10-87, approved August 28, 1987, recorded September 1, 1987 and recorded under Auditor's File No. 8709010050, which bears South 87°11'34" East from the TRUE POINT OF BEGINNING;
thence North 87°11'34" West along said North line for a distance of 662.98 feet, more or less, to the TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

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EXHIBIT B

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11. Reservation contained in deed recorded August 18, 1913 under Auditor's File No. 97933, as follows:
"That the grantor reserves one half of all the water that flows from a certain spring in the Southwest corner of the tract hereby conveyed together with the right and easement of keeping and maintaining a pipe line leading from said spring to the North line of said tract hereby conveyed and also with the right and privilege of maintaining the pipe line along the North line of said tract hereby conveyed, said strip along the North line to not exceed three feet in width with the right and privilege of entering on to said land for the purpose of repairing and keeping in repair the said pipe line. It being understood, however, that in keeping and maintaining the pipe line it shall be placed at least two feet below the surface of the ground, provided further that nothing herein contained shall prevent the grantee from using one half of any water that flows from the present pipe line."
12. 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 SHORT PLAT 79-79 recorded on September 13, 1979 as Auditor's File No. 7909130017.
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 SHORT-PLAT 79-79 recorded on June 8, 1981 as Auditor's File No. 8106080006.
14. 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 January 21, 1986 as Auditor's File No. 8601210022.
15. 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 September 1, 1987 as Auditor's File No. 8709010050.
16. RIGHTS, EASEMENTS, MAINTANCE AND PROVISIONS AND OTHER MATTERS CONTAINED IN DEED:
Recorded: November 10, 1987
Auditor's File No. 8711100109
17. Protected Critical Area Site Plan and/or Easement and the terms and conditions thereof as recorded January 8, 2001 under Auditor's File No. 200101080095.
18. Low Flow Mitigation Summary and the terms and conditions thereof as recorded January 8, 2001 under Auditor's File No. 200101080096.
19. 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 January 13, 2003 as Auditor's File No. 200301130364.
20. QUIT CLAIM DEED FOR BOUNDARY LINE ADJUSTMENT INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF:
Recorded: March 3, 2003

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Auditor's File Nos.: 200303030183 and 200303030184

As amended by Personal Representative's Deed recorded January 28, 2025 as Auditor's File No. 202501280038. Said instrument states that it is intended to replace and substitute for those deeds referenced as Auditor's File Nos. 200303030183 and 200303030184

21. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Karin L. Gribble

Purpose: Installation, operation and maintenance of a septic drainfield over, under and across

Area Affected: Said Land

Recorded: December 19, 2006

Auditor's File No.: 200612190076

22. Lot certification, including the terms and conditions thereof, recorded on April 13, 2026 as Auditor's File No. 202604130159. Reference to the record being made for full particulars. The company makes no determination as to its affects.

23. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded on May 4, 2026 under Auditor's File No. 202605040078.

24. 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 4, 2026 as Auditor's File No. 202605040079.

FILED
COUNTY CLERK

2026 FEB 24 PM 1:52

WHATCOM COUNTY
WASHINGTON

SUPERIOR COURT OF THE STATE OF WASHINGTON FOR WHATCOM COUNTY

IN THE MATTER OF THE ESTATE OF

No. 26 4 00170 37

DAVID H. GRIBBLE,

Deceased.

LETTERS TESTAMENTARY

WHEREAS, the last Will of **DAVID H. GRIBBLE**, deceased, was on the 23RD day of February, 2026 duly exhibited, proven, and recorded in our said Superior Court.

AND WHEREAS, it appears that, **EILEEN M. GRIBBLE** has been named Executrix in and by said will;

NOW, THEREFORE, know all persons by these presents, that we do hereby appoint and authorize **EILEEN M. GRIBBLE**, Executrix, to execute said Will as she may lawfully do.

WITNESS **Jonathan Richardson**, Court Commissioner of said Superior Court and the seal of said Court hereto affixed this 23rd day of February, 2026.



County Clerk and Ex-Officio Clerk of the
Superior Court of Whatcom County, Washington

By Jennifer Heill, Deputy Clerk

CERTIFICATE

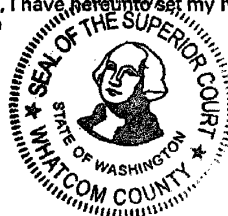
STATE OF WASHINGTON]

COUNTY OF WHATCOM] ss.

I, **RAYLENE KING**, County Clerk and Clerk of the Superior Court of Whatcom County, do hereby certify that the above and foregoing is a true and correct copy of the Letters Testamentary in the above entitled matter, and were on the 24th day of February, 2026 duly entered of record.

I further certify that said Letters are now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of the Superior Court, this 24th day of February 2026



County Clerk and Ex-Officio Clerk of the
Superior Court of Whatcom County, Washington

By Jennifer Heill, Deputy Clerk

[ltrstst.dot]