202611040025
11/04/2026 12:29 PM Pages: 1 of 3 Fees: $305.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:
Calixto Cibrian-Gil and Karina Marquez Martinez
1608 39th Street
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20263609
Nov 04 2026
Amount Paid $9295.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:

CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Chicago Title
500172079

Escrow No.: 500172079

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donna J. Poeschel, Personal Representative of the Estate of Peter J Poeshel and Donna J. Poeschel, an unmarried person

for and in consideration of Ten And No/100 Dollars ($10.00) , and other valuable consideration in hand paid, conveys and warrants to Calixto Cibrian-Gil and Karina Marquez Martinez, a married couple

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

LOTS 14 AND 15, EXCEPT THE SOUTH 70 FEET OF THE WEST 10 FEET OF SAID LOT 15, BLOCK 4, "WEST ADDITION TO THE TOWN OF WOOLLEY, SKAGIT COUNTY, WASH, " AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 89, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P109607 / 4176-004-015-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

UNOFFICIAL DOCUMENT

STATUTORY WARRANTY DEED
(continued)

Dated: 10-7-26

Estate of Peter J Poeshel

BY: Donna J Poeschel PR
Donna J Poeshel
Personal Representative

Donna J. Poeschel

State of Washington
County of Snohomish
This record was acknowledged before me on October 7, 2026 by Donna J. Poeschel.

Scott A. Sayler
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 11/30/28

SCOTT A. SAYLER
Notary Public
State of Washington
Commission # 73694
My Comm. Expires Nov 30, 2028

State of Washington
County of Snohomish

This record was acknowledged before me on October 7, 2026 by Donna J. Poeschel as Personal Representative of The Estate of Peter J. Poeschel.

Scott A. Sayler
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 11/30/28

SCOTT A. SAYLER
Notary Public
State of Washington
Commission # 73694
My Comm. Expires Nov 30, 2028

UNOFFICIAL DOCUMENT

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the West Addition to the Town of Woolley:

   Recording No: Volume 2, Page 89

2. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

   "This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

   In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

4. Assessments, if any, levied by Sedro Woolley.

5. City, county or local improvement district assessments, if any.

6. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.