

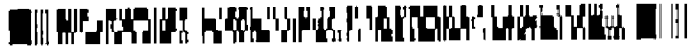
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Recording Fee \$305.50 Page 1 of 3
Statutory Warranty Deed CW TITLE & ESCROW
Okanogan County Washington

When recorded return to:

Alfonso Ivan Tapia Orozco
11326 Ingomar Grade
Gustine, CA 95322



STATUTORY WARRANTY DEED

CW Title and Escrow (O)

Reference: 60010261-925

THE GRANTOR(S)

Lucio Maldonado, a single person

for and in consideration of

Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to

Alfonso Ivan Tapia Orozco, a married person

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

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.

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

TAX 69 N248' SE NW BETWEEN/HWY&RR S/RD 14-38-27 & TAX 70 PT SE NW
BETWEEN/HWY&RR S/RD 14-38-27

Tax Parcel Number(s): 3827140069 & 3827140070

135450
EXCISE TAX PAID

\$1,922.00

FEB 25 2025

TREASURER
OKANOGAN COUNTY

LPB 10-05(i) rev. 10.2022

Page 1 of 3

Dated: February 19th, 2025

Lucio Maldonado

Lucio Maldonado

AH

STATE OF WASHINGTON
COUNTY OF ~~OKANOGAN~~ KING

This record was acknowledged before me on 19 day of February, 2025 by Lucio Maldonado.

Andrea Hammond

Signature

Andrea Hammond, Notary Public
Title

My commission expires: 10/20/2028

ANDREA HAMMOND
Notary Public
State of Washington
Commission # 4258
My Comm. Expires Oct 20, 2028

Completed via Remote Online Notarization using 2 way Audio/Video technology.

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 32139 Highway 97, Tonasket, WA 98855
Tax Parcel Number(s): 3827140069 & 3827140070

Property Description:

PARCEL A
3827140070

That portion of the Southeast quarter of the Northwest quarter of Section 14, Township 38 North, Range 27 East, W.M., Okanogan County, Washington, lying East of the Great Northern Railway right of way, West of Washington State Highway No. 10 and South of the South line of Okanogan County Road No. 9446.

EXCEPT the North 248 feet thereof, measured along the West line of old Washington State Highway No. 10 as it existed May 10, 1954.

ALSO EXCEPT that portion conveyed to the State of Washington by deed recorded March 3, 1999 under Auditor's File No. 3006616.

PARCEL B
3827140069

The North 248 feet, measured along the West line of old Washington State Highway No. 10 as it existed May 10, 1954, of the following described tract:

That portion of the Southeast quarter of the Northwest quarter of Section 14, Township 38 North, Range 27 East, W.M., Okanogan County, Washington, lying East of the Great Northern Railway right of way, West of Washington State Highway No. 10 as it existed May 10, 1954;

EXCEPT that portion thereof lying North of the South line of County Road No. 9446, the Ellisforde Fill Road.

ALSO EXCEPT that portion conveyed to the State of Washington by deed recorded March 3, 1999 under Auditor's File No. 3006616.