

When recorded return to:
Dominic Pettruzzelli
8122 317th PI NW, Unit A
Stanwood, WA 98292



201906200069

06/20/2019 02:43 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038341

CHICAGO TITLE

U20038341

STATUTORY WARRANTY DEED

THE GRANTOR(S) Adam J. Sherriff and Jennifer M. Sherriff, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Dominic Pettruzzelli, an unmarried man

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

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

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

Lot(s): Ptn. 4 STATE STREET ADDITION TO SEDRO Tax/Map ID(s):

Tax Parcel Number(s): P77231 / 4173-000-004-0108, P77233 / 4173-000-004-0306,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 2443

JUN 20 2019

Amount Paid \$ 2942.00
Skagit Co. Treasurer
By *HJB* Deputy

STATUTORY WARRANTY DEED
(continued)

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
Dated: June 18, 2019

Adam J. Sherriff
Adam J. Sherriff

Jennifer M. Sherriff
Jennifer M. Sherriff

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Adam J. Sherriff and Jennifer M. Sherriff are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 19 2019

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

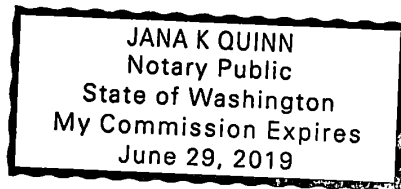


EXHIBIT "A"
Exceptions

1. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
2. City, county or local improvement district assessments, if any.
3. Assessments, if any, levied by Sedro Woolley.

EXHIBIT "A"
LEGAL DESCRIPTION

Order No.: 620038341

For APN/Parcel ID(s): P77231 / 4173-000-004-0108 and P77233 / 4173-000-004-0306

The West 40 feet of the East Half of Lot 4, PLAT OF STATE STREET ADDITION TO SEDRO", as per plat recorded in Volume 3 of Plats, page 61, records of Skagit County, Washington.

ALSO that portion of Lot 4 of PLAT OF STATE STREET ADDITION TO SEDRO, as per plat recorded in Volume 3 of Plats, page 61, records of Skagit County, Washington, lying within the following boundaries:

Beginning at the Northeast corner of the West Half of said Lot 4;
Thence West 5 feet;
Thence South 119 feet;
Thence East 5 feet;
Thence North 119 feet to the point of beginning.

Situated in Skagit County, Washington.