

When recorded return to:

Audrey A. Wolf and Trina Wolf
26031 72nd Avenue Northwest, N365
Stanwood, WA 98292



201910250134

10/25/2019 03:58 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

STATUTORY WARRANTY DEED 19-3401
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Paul A. Cover and Lindsey M. Cover, husband and wife, 8156 Avery Lane, Sedro-Woolley, WA 98284,

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

in hand paid, conveys, and warrants to Audrey A. Wolf and Trina Wolf, 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: Ptn. Lots 11-12, Block 110, Town of Sedro

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): P130215 & 4152-110-017-1006

Dated: October 23, 2019

Paul A. Cover
Paul A. Cover

Lindsey M. Cover
Lindsey M. Cover

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 4700
OCT 25 2019

Amount Paid \$ 6276.60
Skagit Co. Treasurer
By 81 Deputy

Statutory Warranty Deed
LPB 10-05

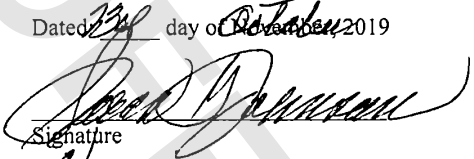
Order No.: 19-3401-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Paul A. Cover and Lindsey M. Cover is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated 23rd day of October 2019


Signature

Notary
Title

My appointment expires: 6-8-23



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1919 7th Street, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P130215 & 4152-110-017-1006

Property Description:

The South 57.53 feet of Lots 11 and 12, Block 110, "PLAT OF THE TOWN OF SEDRO, SKAGIT COUNTY, W.T.," as per plat recorded Volume 1 of Plats, page 18, records of Skagit County, Washington.

TOGETHER WITH an easement for construction, operation and maintenance of utilities over, under, and through that portion of the East 10 feet of said Lot 12 lying North of the South 57.53 feet thereof.

(Also known as Parcel "B" of Survey recorded under Auditor's File No. 201006020061.)

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

19-3401-KH

1. 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 Plat of Town of Sedro recorded August 29, 1889 as Auditor's File No. Volume 1 of Plats, page 18.
2. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded March 10, 2010 under Auditor's File No. 201003100048.
3. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded March 17, 2010 under Auditor's File No. 201003170055.
4. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded May 4, 2010, as Auditor's File No. 201005040041.
5. 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 June 2, 2010 as Auditor's File No. 201006020061.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3401-KH

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