



201911140049

11/14/2019 10:19 AM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Richard Jay Helm and Janet Mae Helm
808 B John Liner Rd
Sedro Woolley, WA 98284

STATUTORY WARRANTY DEED

19-3362

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Glyn Anthony Fleury and Linda Ann Fleury, husband and wife,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Richard Jay Helm and Janet ~~Mae~~ Helm, ^{husband and wife}

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: Lot 27, ANDERSON-HILDE PLAT

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): P79670 & 4347-000-027-0003

Dated: October 31, 2019

Glyn Anthony Fleury

Linda Ann Fleury

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20194974
NOV 14 2019

Amount Paid \$ 2053.00
Skagit Co. Treasurer
By BI Deputy

Statutory Warranty Deed
LPB 10-05

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Glyn Anthony Fleury and Linda A. Fleury 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 the instrument.

Dated: 7th day of October, 2019

James B. Johnson
Signature

Notary
Title

My appointment expires: 6-8-23



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 808 (A & B) John Liner Road, A & B, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P79670 & 4347-000-027-0003

Property Description:

Lot 27, "ANDERSON-HILDE PLAT", as per plat recorded in Volume 11 of Plats, Page 50, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3362-SJ

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EXHIBIT B

19-3362-SJ

1. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: January 7, 1977

Recorded: January 20, 1977

Auditor's No.: 849652

Executed By: Harold W. Anderson, et ux, et al

2. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Anderson-Hilde Plat

Recorded: December 14, 1976

Auditor's No: 847459

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

3. 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 December 23, 2015, as Auditor's File No. 201512230079.