



201912190119

12/19/2019 03:39 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:
Bryan P. Foldesi and Nicole N. Foldesi
215 North Reed Street
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040167

CHICAGO TITLE
620040167
STATUTORY WARRANTY DEED

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191219
DEC 19 2019

Amount Paid \$ 7570.00
By *MM* Skagit Co. Treasurer
Deputy

THE GRANTOR(S) Tamara L. Straub, also appearing of record as Tamara Linnet Straub, also appearing of as Tamara L. Watrobka, 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 Bryan P. Foldesi and Nicole N. Foldesi, a married couple

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.)

Lt. A, SP SW-01-96, ptn Rosedale Garden Tracts Lt 5 & 6, Blk 2

Tax Parcel Number(s): P76890 / 4169-002-006-0100

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 3, 2019



Tamara Straub

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Tamara Straub is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12-17-19


Name: ANDREA J MARTIN
Notary Public in and for the State of Washington
Residing at: Bullington
My appointment expires: 10-10-23

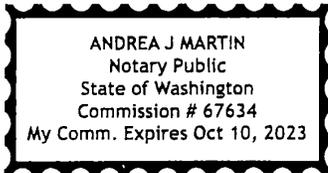


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P76890 / 4169-002-006-0100

LOT A, CITY OF SEDRO WOOLLEY SHORT PLAT NO. SW-01-96, APPROVED MAY 24, 1996, AND RECORDED MAY 28, 1996, IN VOLUME 12 OF SHORT PLATS, PAGE 103, UNDER AUDITOR'S FILE NO. 9605280001, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING PORTION OF LOTS 5 AND 6, BLOCK 2, ROSEDALE GARDEN TRACTS OF SEDRO WOOLLEY, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 52, RECORDS OF SKAGIT COUNTY, WASHINGTON

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Plat of Rosedale Garden Tracts:

Recording No: 58924

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Short Plat SW-01-96:

Recording No: 9605280001

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Sedro Woolley
Purpose: public street, sidewalk, parking and utilities
Recording Date: August 2, 1995
Recording No.: 9508020026
Affects: The Wets 10 feet of said premises

4. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: May 28, 1996
Recording No.: 9605280002
Affects: Commonwealth Limited Partnership I, et al

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. City, county or local improvement district assessments, if any.

EXHIBIT "B"

Exceptions
(continued)

7. Assessments, if any, levied by City of Sedro Woolley.
8. Assessments, if any, levied by Commonwealth limited partnership I.