



202001060099

01/06/2020 11:25 AM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Cheryl A. Hendrickson, Trustee of Gary W. Hendrickson Washington State Marital Trust dated April 1, 2019
3635 South Salida Del Sol Avenue
Yuma, AZ 85365

GUARDIAN NORTHWEST TITLE CO.
STATUTORY WARRANTY DEED 19-3870

THE GRANTOR(S) Saxon Sisters LLC, a Washington Limited Liability Company, ,

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

in hand paid, conveys, and warrants to Cheryl A. Hendrickson, Trustee of Gary W. Hendrickson Washington State Marital Trust, as established by King County Probate Cause No. 18-4-03656-6SEA

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: Property 1:
Ptn. Lot 16, PLAT OF SUMMER MEADOWS

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): P106999 & 4630-000-016-0005

Dated: 1-3-2020

Saxon Sisters LLC, a Limited Liability Company

By: Melissa Anderson
Melissa Anderson, Member

By: Tiffany Lamonte
Tiffany Lamonte, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020 34
JAN 06 2020

Amount Paid \$ 516.0500
By Mh Skagit Co. Treasurer Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3870-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Melissa Anderson and Tiffany Lamonte is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Member of Saxon Sisters LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3rd day of January, 2020

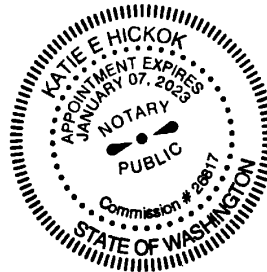


Signature

Notary

Title

My appointment expires: 1-7-23



Statutory Warranty Deed
LPB 10-05

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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 961 Summer Meadows Court, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P106999 & 4630-000-016-0005

Property Description:

Lot 16, "PLAT OF SUMMER MEADOWS", as per plat recorded in Volume 15 of Plats, Pages 176 through 178, inclusive, records of Skagit County, Washington,

EXCEPT that portion lying North of the following described line:

Beginning at the Northwesterly corner of said Lot 16; thence Easterly in a straight line to a point on the East line of said Lot 16, which point is South 1°46'20" East, a distance of 7 feet from the Northeasterly corner of said Lot 16, and the terminus of said line.

Statutory Warranty Deed
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EXHIBIT B

19-3870-KH

1. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED BY INSTRUMENT:

In Favor Of: Puget Sound Power & Light Company

Recorded: February 1, 1994

Auditor's No: 9402010068

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: All roads and the exterior 10 feet of said lots and tracts being parallel and coincident with boundaries of streets and rights-of-way

2. 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:

Name: Plat of Summer Meadows

Recorded: July 13, 1994

Auditor's No: 9407130077

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. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF RESTRICTIONS:

Recorded: July 15, 1994

Auditor's No: 9407150146

Executed by: Cornerstone Court Joint Venture

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:

Recorded: June 6, 1995

Auditor's No.: 9506060018

4. ASSESSMENT OR CHARGES AND LIABILITY TO FURTHER ASSESSMENTS OR CHARGES, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, DISCLOSED IN INSTRUMENT:

Recorded: July 15, 1994

Auditor's No.: 9407150146

Imposed By: Cornerstone Court, Joint Venture

Statutory Warranty Deed
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