

When recorded return to:

Emebet T Seifu
2317 N 159th St
Shoreline, WA 98133

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-182

Jan 15 2020

Amount Paid \$6901.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



COMPANY OF WASHINGTON, INC.

5006 Center Street, Suite J
Tacoma, WA 98409

CHICAGO TITLE
020040984

Escrow No.: 20402009-NCS

STATUTORY WARRANTY DEED

THE GRANTOR(S) John P Davidson and Christine R Davidson, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other good and valuable
consideration
in hand paid, conveys, and warrants to Emebet T Seifu, a married woman as her sole and separate
property

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. 2, 14, 15 and 16, STATE STREET ADD TO SEDRO

Tax Parcel Number(s): P77256 / 4173-000-015-0006, P77227 / 4173-000-002-0308, P77260 /
4173-000-016-0104, P77255 / 4173-000-014-0205,

Subject to:

1. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: June 12, 1992

Auditor's No(s): 9206120105, records of Skagit County, Washington

In favor of: Cascade Natural Gas Corporation

For: Pipelines

Affects: The South 10 feet of the West 10 feet of Parcel D

2. 8 foot non-exclusive easement for ingress, egress, utilities and screening as disclosed by instrument
recorded

September 7, 1982, under Auditor's File No. 8209070050, records of Skagit County, Washington.

Affects: Parcel A

3. Record of Survey;

Recorded: December 11, 2003

Auditor's No.: 200312110105, records of Skagit County, Washington

4. Certificate of City of Sedro-Woolley Ordinance Number 1221-95 and 1501-5, providing for a facilities
improvement charge for new connections to the city sewer system:

Recording Date: February 23, 1995

Recording No.: 9502230028

Recording Date: April 4, 2005

Recording No.: 200504040073

5. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,

Recording Date: May 5, 2005

Recording No.: 200505050087

6. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,

Recording Date: August 14, 2014

Recording No.: 201408140055

STATUTORY WARRANTY DEED
(continued)

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof, Indian treaty or aboriginal rights.

Dated: 01-14-2020

[Signature]
John P Davidson
[Signature]
Christine R Davidson

State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that John P Davidson and Christine R Davidson 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: 01/14/2020
[Signature]
Name: Trudy J Crain
Notary Public in and for the State of WASH
Residing at: Burlington
My appointment expires: 1-19-2023
Trudy J. Crain

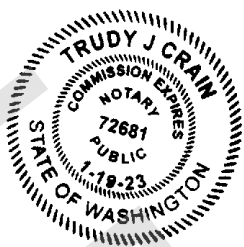


EXHIBIT "A"
Legal Description

PARCEL A:

The South 18 feet of Lot 2, STATE STREET ADDITION TO SEDRO, according to the plat thereof recorded in Volume 3 of Plats, page 61, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

The North Half of Lot 15, STATE STREET ADDITION TO SEDRO, according to the plat thereof recorded in Volume 3 of Plats, page 61, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL C:

The North 80 feet of the East Half of Lot 16, STATE STREET ADDITION TO SEDRO, according to the plat thereof recorded in Volume 3 of Plats, page 61, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL D:

The West 80 feet of Lot 14, STATE STREET ADDITION TO SEDRO, according to the plat thereof recorded in Volume 3 of Plats, page 61, records of Skagit County, Washington;

EXCEPT the South 144-1/2 feet thereof.

Situated in Skagit County, Washington.

PARCEL E:

The South 64-1/2 feet of the North Half of the East Half of Lot 16, STATE STREET ADDITION TO SEDRO, according to the plat thereof recorded in Volume 3 of Plats, page 61, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL F:

A non-exclusive easement for ingress and egress over and across the West 20 feet of Lot 3, STATE STREET ADDITION TO SEDRO, according to the plat thereof recorded in Volume 3 of Plats, page 61, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL G:

A non-exclusive easement for ingress, egress, utilities and screening (which shall include the right to install and maintain evergreen trees) over, to, through and across the North 8 feet of the South 26 feet of Lot 2, STATE STREET ADDITION TO SEDRO, according to the plat thereof recorded in Volume 3 of Plats, page 61, records of Skagit County, Washington.

Situated in Skagit County, Washington