

When recorded return to:

Ricard Patton Foye and Andrew G. Johnson  
1011 Calkin Place  
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-992  
Mar 18 2020  
Amount Paid \$4765.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

GUARDIAN NORTHWEST TITLE CO.

**STATUTORY WARRANTY DEED** 20-4298

Guardian NW Title 20-4298-TO

THE GRANTOR(S) Brianna Valliere who acquired title as Brianna Ewing, and Bryan Valliere, a married couple,  
22645 Sylvan Way, Lexington Park, MD 20653,

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

in hand paid, conveys, and warrants to Ricard Patton Foye and Andrew G. Johnson, a married couple

the following described real estate, situated in the County Skagit, State of Washington:

Lot 13, "WEDMORE ADDITION", as per plat recorded in Volume 9 of Plats, page 115, records of Skagit County,  
Washington. EXCEPT mineral rights as reserved in Deed dated February 6, 1906 and recorded April 30, 1906, in  
Volume 63 of Deeds, page 175.

Situate in Skagit County, Washington.

Abbreviated legal description: Lot 13, WEDMORE ADDITION

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 "A"  
attached hereto

Tax Parcel Number(s): P77568 & 4178-000-013-0003

Statutory Warranty Deed  
LPB 10-05

Dated: 3/14/2020

Brianna Valliere  
Brianna Valliere

Bryan Valliere  
Bryan Valliere

STATE OF MARYLAND  
COUNTY OF \_\_\_\_\_

I certify that I know or have satisfactory evidence that Brianna Valliere 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: \_\_\_\_ day of March, 2020

Printed name: \_\_\_\_\_

My appointment expires:

STATE OF MARYLAND  
COUNTY OF \_\_\_\_\_

I certify that I know or have satisfactory evidence that Bryan Valliere 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: \_\_\_\_ day of March, 2020

Printed name: \_\_\_\_\_

My appointment expires:

Statutory Warranty Deed  
LPB 10-05

UNOFFICIAL DOCUMENT

Dated: 3/1/2020

Brianna Valliere  
Brianna Valliere

Bryan Valliere  
Bryan Valliere

STATE OF MARYLAND  
COUNTY OF ST MARYS CO

I certify that I know or have satisfactory evidence that Brianna Valliere 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: 4th day of March, 2020

Juanita Jewett  
Printed name: JUANITA JEWETT NSA

My appointment expires: 03/02/2021

JUANITA MICHELLE JEWETT  
Notary Public-Maryland  
Calvert County  
My Commission Expires  
March 02, 2021

STATE OF MARYLAND  
COUNTY OF ST MARYS CO

I certify that I know or have satisfactory evidence that Bryan Valliere 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: 4th day of March, 2020

Juanita Jewett  
Printed name: JUANITA JEWETT NSA

My appointment expires: 03/02/2021

JUANITA MICHELLE JEWETT  
Notary Public-Maryland  
Calvert County  
My Commission Expires  
March 02, 2021

**EXHIBIT A**  
20-4298-TO

**1. RESERVATION CONTAINED IN DEED**

Executed By: Wolverine Company, a corporation  
Dated: February 6, 1906  
Recorded: April 30, 1906  
Auditor's No.: 56908, Volume 63 of Deeds, page 175  
As Follows: Mines, minerals, mineral rights and oils, etc.

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

Plat/Subdivision Name: Wedmore Addition  
Recorded: March 9, 1971  
Auditor's No.: 749506

**3. 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 29, 1971  
Recorded: May 5, 1971  
Auditor's No.: 752197

**ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED, AS FOLLOWS:**

Recorded: February 1, 1972  
Auditor's No.: 763612

"No building shall be located on any lot nearer to the front lot line or nearer to the side street than the minimum building setback lines as shown on the recorded Plat. In any event, no building shall be located on any lot nearer than 25 feet to the front lot line, nor nearer than 25 feet to any side street line. No building shall be located nearer than 8 feet to an interior lot line. No dwelling shall be located on any interior lot nearer than 25 feet to the rear lot line. For the purposes of this covenant, eaves, steps and open porches shall not be considered as a part of a building provided however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot."

**4. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded April 21, 2017 as Auditor's File No. 201704210101 .**

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-4298-TO

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