

AFTER RECORDING MAIL TO:

TURNKEY GENERAL LLC
9376 Markworth Road
Blaine, WA 98230

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-177988-OE

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-2143
Jun 16 2020
Amount Paid \$5285.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Statutory Warranty Deed

THE GRANTOR ELIZABETH A. COOK, an unmarried person, as her separate property for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **TURNKEY GENERAL LLC, a Washington Limited Liability Company** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:

Lots 2, 3, 6 & 7, Blk 27, Replat Of The Junction Add.; AND Ptn Lot 1, Blk 1, Rosedale Garden Tracts Garden Tracts of Sedro Woolley.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): **4166-027-007-0008, P76804, 4169-001-001-0006, P76856**

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 01-177988-OE.

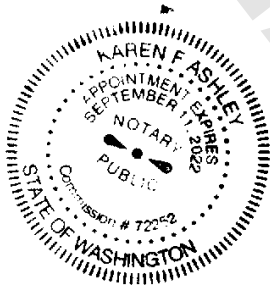
Dated June 12, 2020

Elizabeth A. Cook
Elizabeth A. Cook

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Elizabeth A. Cook is / are the person(s) who appeared before me, and said person(s) acknowledged that he / she / they signed this instrument and acknowledge it to be his / her / their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 15, 2020



Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2022

EXHIBIT A

PARCEL "A":

Lots 2, 3, 6 and 7, Block 27, "REPLAT OF THE JUNCTION ADDITION TO SEDRO," as per plat recorded in Volume 3 of Plats, page 48, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Lot 1, Block 1, "ROSEDALE GARDEN TRACTS OF SEDRO-WOOLLEY," as per plat recorded in Volume 3 of Plats, page 52, records of Skagit County, Washington,

EXCEPT that portion described as follows:

Beginning at the Southwest corner of said Lot 1;
thence Easterly along the South line thereof to a point on the center of the alley in Block 27, "REPLAT OF THE JUNCTION ADDITION TO SEDRO," as per plat recorded in Volume 3 of Plats, page 48, records of Skagit County, Washington;
thence Northerly along the Northerly extension of the center line of said alley to a point on the North line of said Lot 1;
thence Westerly along the North line of said Lot 1 to the Northwest corner thereof;
thence South along the West line of said Lot 1 to the point of beginning.

Situate in the County of Skagit, State of Washington.