

When recorded return to:

Drew Larson  
536 Jameson Street  
Sedro-Woolley, WA 98284

**STATUTORY WARRANTY DEED**

GNW 20-5766

THE GRANTOR(S) Beverly L. Edwards, Trustee of Edwards Family Trust dated September 21, 1995, 536 Jameson Street, Sedro-Woolley, WA 98284,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Drew Larson, an unmarried person

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:  
Lots 11 & 12, Block 10, PLAT OF THE TOWN OF SEDRO

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): P75377

Dated: 7-8-2020

Edwards Family Trust dated September 21, 1995

By: Beverly L. Edwards  
Beverly L. Edwards, Trustee

When recorded return to:

Drew Larson  
536 Jameson Street  
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2020-2022  
JUL 09 2020

Amount Paid \$ 5,167.40  
Skagit Co. Treasurer  
By MG Deputy

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Tax Parcel Number(s): P75377

Dated: 7-8-2020

Edwards Family Trust dated September 21, 1995

By: Beverly L. Edwards  
Beverly L. Edwards, Trustee

Statutory Warranty Deed  
LPB 10-05

STATE OF WASHINGTON  
COUNTY OF SKAGIT

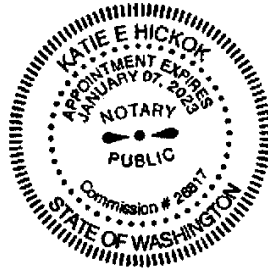
I certify that I know or have satisfactory evidence that Beverly L. Edwards, Trustee of Edwards Family Trust dated September 21, 1995 is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 8<sup>th</sup> day of July, 2020

[Handwritten Signature]  
Signature

Notary  
Title

My appointment expires: 1-7-23



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 536 Jameson Street, Sedro-Woolley, WA 98284  
Tax Parcel Number(s): P75377

**Property Description:**

Lots 11 and 12, Block 10, "PLAT OF THE TOWN OF SEDRO", as per plat recorded in Volume 1 of Plats, page 17, records of Skagit County, Washington.

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-5766-KH

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**EXHIBIT B**  
20-5766-KH

I. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, 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 Town of Sedro  
Recorded: August 29, 1889  
Auditor's No.: Volume 1 of Plats, page 17

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-5766-KH

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