

When recorded return to:

Richard T. Cole and Deidre P. Cole  
530 Ball Street  
Sedro Woolley, WA 98284

**STATUTORY WARRANTY DEED**

GNW 20-5948

THE GRANTOR(S) Eron M. Berg and Shasta M. Berg, husband and wife, P.O. Box 448, Port Townsend, WA 98368,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Richard T. Cole and Deidre P. Cole, a ~~married couple~~  
husband and wife

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

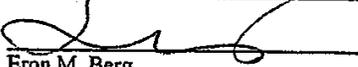
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Abbreviated legal description: Property 1:  
Ptn. Lot 33, Plats No. 1, Sedro Home Acreage

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): P77132

Dated: 8-26-2020

  
Eron M. Berg

  
Shasta M. Berg

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-3472  
Sep 01 2020  
Amount Paid \$7845.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

STATE OF WASHINGTON  
COUNTY OF ~~SKAGIT~~ JEFFERSON

I certify that I know or have satisfactory evidence that Eron M. Berg and Shasta M. Berg 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: 26 day of August, 2020

Karen JS Erickson  
Signature

Notary Public  
Title

My appointment expires: 9/29/2023



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 530 Ball Street, Sedro-Woolley, WA 98284  
Tax Parcel Number(s): P77132

**Property Description:**

Lot 33, "Plate No. 1, Sedro Home Acreage, Skagit Co., Wash. 1904," as per plat recorded in Volume 3 of Plats, page 39, records of Skagit County, Washington.

**EXCEPT** The West 100.00 feet (as measured perpendicular to the West line);

**ALSO EXCEPT** the South 20.00 feet (as measured perpendicular to the South line).

Situate in the the County of Skagit, State of Washington.

**EXHIBIT B**  
20-5948-TJ

1. 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 named Plate No. 1, Sedro Home Acreage recorded June 7, 1904 as Auditor's File No. 48515.

Order No.: 20-5948-TJ

Statutory Warranty Deed  
LPB 10-05

Page 4 of 4