

AFTER RECORDING MAIL TO:

Cody Beach
627 Fidalgo Street
Sedro Woolley, WA 98284

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-179794-OE

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-3531
Sep 04 2020
Amount Paid \$6645.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Statutory Warranty Deed

THE GRANTORS MATTHEW ADAM JOPLIN and KAYLA MARIE JOPLIN, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **CODY BEACH, an unmarried person, as his separate property** the following described real estate, situated in the County of **Skagit, State of Washington**

Abbreviated Legal:
Ptn Lots 8-10, Blk. 21, Town of Sedro

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): **4149-021-010-0008, P75528**

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. 01-179794-OE.

Dated September 1, 2020

Matthew Adam Joplin
Matthew Adam Joplin

Kayla Marie Joplin
Kayla Marie Joplin

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Matthew Adam Joplin and Kayla Marie Joplin 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: September 2, 2020

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

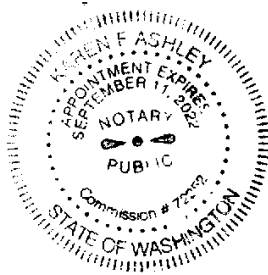


EXHIBIT A

The Northeast Quarter of Lot 8, and the North Half of Lots 9 and 10, Block 21, "PLAT OF TOWN OF SEDRO," as per plat recorded in Volume 1 of Plats, page 17, records of Skagit County, Washington.

EXCEPT that portion, if any, lying within the South 60 feet of Lots 9 and 10, Block 21.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.