Skagit County Auditor, WA

When recorded return to: Seth Noble 202 North Central Avenue Sedro Woolley, WA 98284

Filed for record at the request of:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620043531

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX Affidavit No. 2020-4137 Oct 08 2020 Amount Paid \$5045.00 Skagit County Treasurer

By Heather Beauvais Deputy

#### STATUTORY WARRANTY DEED

THE GRANTOR(S) Donna Anderson, an unmarried person and Candyce Thompson, an unmarried person and Kenneth Kuhns, an unmarried person and Karol Dennis, a married person

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Seth Noble, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington: THE NORTH 80 FEET OF THE SOUTH 200 FEET OF THE EAST 150 FEET OF LOTS 15 AND 16, BLOCK 2, ROSEDALE GARDEN TRACTS OF SEDRO WOOLLEY, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 52, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P76908 / 4169-002-016-0403

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

(continued)

Dated: September 29, 2020

Donna Anderson	-		
Candyce Thompson	-		
Candyce inompson			
Kenneth Kuhns			
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Karol Dennis			
State of Washington Clunty of Skag			
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before me, and said person acknowledged his free and voluntary act for the uses and p	that he signed this instrument	and acknowledged it to be	
Dated: 10 04 WW	orposes mentioned in this ins	strument.	
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State of <u>Washingth</u>			
County of Skagit			
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Ny Commission Englies 13-91-2024 Statutory Warranty Deed (LPB 10-05)	$\mathcal{O}$		
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state of Washington		
<u>county</u> or Skagil		
I certify that I know or have satisfactory evidence that Karol Dennis is the person who appeared be	efore	
me, and said person acknowledged that he signed this instrument and acknowledged it to be his f	ree	
and voluntary act for the uses and purposes mentioned in this instrument.  Dated: 10.00.00.00.00.00.00.00.00.00.00.00.00.0		
NOTARY PUBLIC		
STATE OF MASHINGTON Name: A LUSTA HUASA M		
Notary Public in and for the State of W.A.		
Residing at: (\(\lambda(\lambd		
My appointment expires: 03.01.2024		
State of		
of		
I certify that I know or have satisfactory evidence that Kenneth Kuhns is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.  Dated:		
N		
Name: Notary Public in and for the State of		
Residing at:		
My appointment expires:		

(continued)

Donna Anderson  Candyce Thompson  Ley:	Dated: September 29, 2020	
Candyce Thompson  Ley:  Kenneth Kuhns  Karol Dennis  State of  of  I certify that I know or have satisfactory evidence that Candyce Thompson is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.  Name:  Notary Public in and for the State of  Residing at:  My appointment expires:  State of  of  I certify that I know or have satisfactory evidence that Donna Anderson is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.  Name:  Notary Public in and for the State of		
Candyce Thompson  Ley:  Kenneth Kuhns  Karol Dennis  State of  of  I certify that I know or have satisfactory evidence that Candyce Thompson is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.  Name:  Notary Public in and for the State of  Residing at:  My appointment expires:  State of  of  I certify that I know or have satisfactory evidence that Donna Anderson is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.  Name:  Notary Public in and for the State of		
Candyce Thompson  Ley:  Kenneth Kuhns  Karol Dennis  State of  of  I certify that I know or have satisfactory evidence that Candyce Thompson is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.  Name:  Notary Public in and for the State of  Residing at:  My appointment expires:  State of  of  I certify that I know or have satisfactory evidence that Donna Anderson is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.  Name:  Notary Public in and for the State of		
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I certify that I know or have satisfactory evidence that Candyce Thompson is the person who appeared before me, and said person acknowledged that he signed this Instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.    Name:	Karol Dennis	
I certify that I know or have satisfactory evidence that Candyce Thompson is the person who appeared before me, and said person acknowledged that he signed this Instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.    Name:		
I certify that I know or have satisfactory evidence that Candyce Thompson is the person who appeared before me, and said person acknowledged that he signed this Instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.    Name:		
I certify that I know or have satisfactory evidence that Candyce Thompson is the person who appeared before me, and said person acknowledged that he signed this Instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.    Name:		
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his free and voluntary act for the uses and purposes mentioned in this instrument.    Name:	I certify that I know or have satisfacto	ry evidence that Candyce Thompson is the person who appeared
Name: Notary Public in and for the State of Residing at: My appointment expires:  State of  of  I certify that I know or have satisfactory evidence that Donna Anderson is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.  Name: Notary Public in and for the State of	before me, and said person acknowle	edged that he signed this instrument and acknowledged it to be
Name:		s and purposes mentioned in this instrument.
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I certify that I know or have satisfactory evidence that Donna Anderson is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.    Name:   Notary Public in and for the State of		wy appointment expires.
I certify that I know or have satisfactory evidence that Donna Anderson is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.  Dated:  Name:  Notary Public in and for the State of	State of	
I certify that I know or have satisfactory evidence that Donna Anderson is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.  Dated:  Name:  Notary Public in and for the State of		
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before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.  Dated:  Name:  Notary Public in and for the State of	Loadify that I know or have satisfacto	or evidence that Danna Anderson is the person who enneared
her free and voluntary act for the uses and purposes mentioned in this instrument.  Dated:  Name:  Notary Public in and for the State of		
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Notary Public in and for the State of		
Notary Public in and for the State of		Name
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Statutory Warranty Deed (LP8 10-05) WA0000816.doc/Updated: 04.26.19

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	idence that Karol Dennis is the person who appeared before signed this instrument and acknowledged it to be his free as mentioned in this instrument.
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COUNTY OF SANTAF	<u> </u>
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Jeffery Northrup R	ane: Joyfery Norman D. MEXILO diary Public in and for the State of N. MEXILO desiding at: 1/105 COUNTY NM Jy appointment expires: 10 2 4 23

#### **EXHIBIT "A"**

#### Exceptions

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a
document:

Granted to: Puget Sound and Baker River Railroad Company

Recording Date: July 30, 1907

Recording No.: 63371

Affects: the exact location and extent of easement is undisclosed of record

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: electric transmission and/ or distribution line

Recording Date: September 14, 1926

Recording No.: 197187

Affects: the exact location and extent of easement is undisclosed of record

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a
document:

Purpose: drainage ditch Recording Date: January 31, 1948

Recording No.: 415111

Affects: the exact location and extent of easement is undisclosed of record

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Plat of Rosedale Garden Tracts of Sedro Woolley:

Recording No: 58924

- Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
- 6. City, county or local improvement district assessments, if any.
- 7. Assessments, if any, levied by Sedro Woolley.