

When recorded return to:

Nicholas E. Parker and Brittany Mattox
3678 Skarrup Road
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-4898
Nov 17 2020
Amount Paid \$11565.00
Skagit County Treasurer
By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED

GNW 20-8105

THE GRANTOR(S) Brandi L. Beaumont and Cristian Krumbah, wife and husband, 11035 Lavender Hill Drive, Suite #160-491, Las Vegas, NV 89135,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Nicholas E. Parker and Brittany Mattox, a married couple

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:
Section 21, Township 36 North, R. 4 East, W.M. Ptn. SW (aka Lot B-1 SP PL04-0297)

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): P121169

Dated: 11-16-2020

Brandi L. Beaumont
Brandi L. Beaumont

Cristian Krumbah
Cristian Krumbah

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Brandi L Beaumont and Cristian Krumbah 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: 16 day of November, 2020

Doug Clark
Signature

Notary Public
Title

My appointment expires: 12-15-21

Notary Public
State of Washington
Doug Clark
Commission No. 196611
Commission Expires 12-15-2021

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 3678 Skarrup Road, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P121169

Property Description:

Lot B-1 of "Charlton Estates" a Skagit County Short Plat No. PL04-0297, recorded March 22, 2005, under Auditor's File No. 200503220048, records of Skagit County, Washington; being a portion of Lot B of Skagit County Short Plat No. PL03-0411, recorded September 16, 2003, under Auditor's File No. 200309160141, located in the Southwest ¼ of Section 21, Township 36 North, Range 4 East, W.M.

Situated in Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 20-8105-KH

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EXHIBIT B

20-8105-KH

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 Short Plat No.: PL03-0411 recorded September 16, 2003 as Auditor's File No. 200309160141.

2. 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 Short Plat No.: PL04-0297 recorded March 22, 2005 as Auditor's File No. 200503220048.

3. MAINTENANCE DECLARATION:

Recorded:

March 22, 2005

Auditor's No.:

200503220047

Affects:

Subject property and other property

4. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded:

August 19, 2005

Auditor's No.:

200508190045

5. RESERVATION CONTAINED IN DEED:

Executed by:

Fred L. Charlton, Trustee of the Pauline Charlton Special Needs Trust, dated April 12, 2002 as to an undivided 50% interest and Fred L. Charlton, as his separate estate

Recorded:

June 7, 2005

Auditor's No.:

200506070114

As Follows:

"Grantor and grantee agree that no manufactured or modular homes will be constructed on this property except a temporary situation may occur that allows a buyer up to 9 months of living in a temporary home of any nature while a new home is constructed."