

When recorded return to:

Zachary O. Gaethle
602 Alexander Street
Sedro-Woolley, WA 98284

STATUTORY WARRANTY DEED

GNW 20-7826

THE GRANTOR(S) Darren Beutler, as his separate estate, P/O Box 305, Sedro-Woolley, WA 98284,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Zachary O. Gaethle, an unmarried person

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

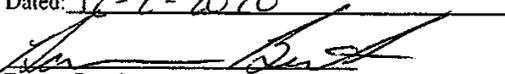
**FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.**

Abbreviated legal description: Property 1:
Lots 19 & 20, Block 28, 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): P75607

Dated: 12-7-2020


Darren Beutler

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5161

Dec 03 2020

Amount Paid \$6325.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 20-7826-KH

Page 1 of 4

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Darren Beutler 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: 2nd day of December, 2020

Doug Clark
Signature

Notary Public
Title

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

My appointment expires: 12-15-21

Statutory Warranty Deed
LPB 10-05

Order No.: 20-7826-KH

Page 2 of 4

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 602 Alexander Street, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P75607

Property Description:

Lots 19 and 20, Block 28, "PLAT OF THE TOWN OF SEDRO", according to the plat thereof recorded in Volume 1 of Plats, page 17, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 20-7826-KH

Page 3 of 4

EXHIBIT B

20-7826-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 Town of Sedro recorded August 29, 1889 as Auditor's File No. Vol 1 of Plats, Page 17.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

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 Survey recorded September 2, 2003 as Auditor's File No. 200309020411.

Statutory Warranty Deed
LPB 10-05

Order No.: 20-7826-KH

Page 4 of 4