

When recorded return to:

Charlene Joan Marin Terhanian and Haridas Terhanian
505 Jameson Street
Sedro Woolley, WA 98284

STATUTORY WARRANTY DEED

GNW 20-8308

THE GRANTOR(S) Stephen Roemish and Jami Roemish, a married couple, 26337 77th Avenue Northwest, Stanwood, WA 98292,

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

in hand paid, conveys, and warrants to Charlene Joan Marin Terhanian and Haridas Terhanian, wife and husband

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: Lot 2, Block 15, 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): P75450

Dated: 12/03/2020

Stephen Roemish
Stephen Roemish

Jami Roemish
Jami Roemish

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5183

Dec 04 2020

Amount Paid \$5205.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Statutory Warranty Deed
LPB 10-05

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STATE OF WASHINGTON
COUNTY OF SKAGIT

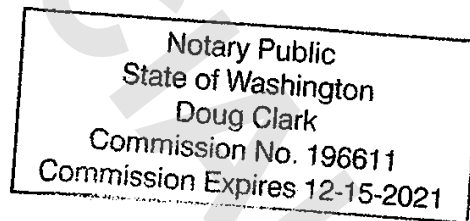
I certify that I know or have satisfactory evidence that Stephen Roemish and Jami Roemish is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 30 day of December, 2020

Doug Clark
Signature

Notary Public
Title

My appointment expires: 12-15-21



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 505 Jameson Street, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P75450

Property Description:

Lot 2, Block 15, "PLAT OF THE TOWN OF SEDRO", as per plat recorded in Volume 1 of Plats, page 17, records of Skagit County, Washington.

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EXHIBIT B

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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 Plat of Town of Sedro recorded August 29, 1889 in Book of Maps Volume 1, page 17, Official Records of Island County.

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. Regulatory notice/agreement regarding Right to manage natural resource lands that may include covenants, conditions and restrictions affecting the subject property, recorded April 19, 2016 as Auditor's File No. 201604190025 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

Statutory Warranty Deed
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