

When recorded return to:

Chance Sherman Joe Whipple and Jacy Gene Ammons  
305 Coates Lane  
Sedro-Woolley, WA 98284

## STATUTORY WARRANTY DEED

GNW 20-8680

THE GRANTOR(S) Barry R. Whipple, Jr. and Kimberly J. Whipple, husband and wife, \_\_\_\_\_,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Chance Sherman Joe Whipple, an unmarried person and Jacy Gene Ammons, 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.

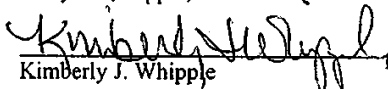
Abbreviated legal description: Property 1:  
Lot 26, HOGG SUBDIVISION

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): P110977

Dated: 1-4-2021

  
Barry R. Whipple, Jr.

  
Kimberly J. Whipple

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-7

Jan 04 2021

Amount Paid \$5765.00  
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 Barry R. Whipple, Jr. and Kimberly J. Whipple 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: 4<sup>th</sup> day of January 2021  
~~December, 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: 305 Coates Lane, Sedro-Woolley, WA 98284  
Tax Parcel Number(s): P110977

**Property Description:**

Lot 26, "HOGG SUBDIVISION", according to the plat thereof recorded in Volume 16 of Plats, pages 154 and 155, records of Skagit County, Washington.

Statutory Warranty Deed  
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**EXHIBIT B**  
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1. Easement, affecting a portion of subject property including terms and provisions thereof granted to Puget Sound and Baker River Railroad Company recorded July 30, 1907 as Auditor's File No. 63371
2. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded September 14, 1926, as Auditor's File No. 197187.
3. Easement, affecting a portion of subject property for the purpose of Drainage ditch including terms and provisions thereof recorded January 31, 1948 as Auditor's File No. 415111
4. 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 Hogg Subdivision recorded January 15, 1997 as Auditor's File No. 9701150045.
5. Easement, affecting a portion of subject property for the purpose of All necessary slopes for cuts and fills including terms and provisions thereof granted to City of Sedro Woolley recorded October 14, 1994 as Auditor's File No. 9410140044
6. CERTIFICATE OF SEDRO WOOLLEY ORDINANCE NO. 1240-95, ESTABLISHED UTILITY CONNECTION FEES:

Recorded: October 20, 1995  
Auditor's No. 9510200008

Statutory Warranty Deed  
LPB 10-05

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