

When recorded return to:
John Tsoulouhas and Francine Tsoulouhas
852 State Route 20
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-826

Feb 26 2021

Amount Paid \$7669.00

Skagit County Treasurer
By Chelsea Stalcup Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620046383

CHICAGO TITLE
620046383

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gary Lawrence Hanson and Linda Sue Hanson, Trustees of the Gary L. Hanson and Linda S. Hanson Living Trust 2006 dated August 9, 2006

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to John Tsoulouhas and Francine Tsoulouhas, husband and wife

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

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

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

LT 4 SP SW 02-96; ptn Lt 14, Blk 2 Rosedale Garden Tracts

Tax Parcel Number(s): P112699 / 4169-002-014-0400

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 8, 2021

Gary L. Hanson and Linda S. Hanson Living Trust 2006 dated August 9, 2006

BY: *Gary Lawrence Hanson*
Gary Lawrence Hanson
Trustee

BY: *Linda Sue Hanson*
Linda Sue Hanson
Trustee

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Gary Lawrence Hanson and Linda Sue Hanson

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustees of Gary L Hanson and Linda S Hanson Living Trust 2006, dated August 9, 2006 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 02 23 2021

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 03 01 2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P112699 / 4169-002-014-0400

LOT 4 OF SEDRO-WOOLLEY SHORT PLAT NO. 2-96, APPROVED SEPTEMBER 8, 1997, RECORDED SEPTEMBER 30, 1997, IN BOOK 13 OF SHORT PLATS, PAGE 45, UNDER RECORDING NO. 9709300005, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF LOT 14, BLOCK 2, ROSEDALE GARDEN TRACTS OF SEDRO WOOLLEY AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 52, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER AND ACROSS TRACT "A" HYATT STREET AS SHOWN ON THE FACE OF SAID SHORT PLAT.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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 Rosedale Garden Tracts of Sedro Woolley:

Recording No: Volume 3 Page 52

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

Granted to: Sedro Woolley Sub Flood Control zone of Skagit County
Purpose: flood control and drainage and to excavate, construct, maintain, and operate an open ditch for the conveyance of storm water over and across said 20 foot strip
Recording Date: July 26, 1985
Recording No.: 8507260003

3. 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 Short Plat No. SW 02-96:

Recording No: 9709300005

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