

When recorded return to:

City of Sedro-Woolley  
325 Metcalf Street  
Sedro Woolley, WA 98284

GNW 21-11146

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Skagit Home Alone, LLC, a Washington Limited Liability Company, P.O. Box 1545, Mount Vernon, WA 98273,

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

in hand paid, conveys, and warrants to City of Sedro-Woolley, a Municipal Corporation

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:  
Ptn. Lot 3, Block 2, ROSEDALE GARDEN TRACTS

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): P76887

Dated: 6/8/2021

Skagit Home Alone, LLC, a Washington Limited Liability Company

By: Jill Rouw Member  
Jill Rouw, Member/Manager

By: Marinus J. Rouw member  
Marinus J. Rouw, Member/Manager

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2663

Jun 14 2021

Amount Paid \$1645.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-11146-TJ

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

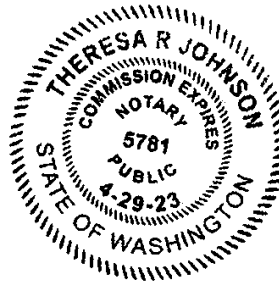
I certify that I know or have satisfactory evidence that Jill Rouw and Marinus J. Rouw are the persons who appeared before me, and said persons acknowledged that (they) signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the Member/Manger of Skagit Home Alone, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8th day of June, 2021

Theresa R Johnson  
Signature

Notary  
Title

My appointment expires: 4-29-23



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 121 North Reed Street, Sedro-Woolley, WA 98284  
Tax Parcel Number(s): P76887

**Property Description:**

That portion of Lot 3, Block 2, ROSEDALE GARDEN TRACTS OF SEDRO-WOOLLEY, according to the plat thereof, recorded in Volume 3 of Plats, page 52, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of the West 10 feet of the said Lot 3;  
Thence North 02°05'28" West along the East line of the said West 10 feet, a distance of 86.38 feet to the point of curvature of a curve to the right having a radius of 25.00 feet;  
Thence Northeasterly and Easterly along said curve through a central angle of 89°59'57" and an arc distance of 39.27 feet;  
Thence North 87°54'29" East, a distance of 46.95 feet;  
Thence South 02°05'31" East, a distance of 111.37 feet to the South line of the said Lot 3;  
Thence South 87°54'19" West along the said South line, a distance of 71.95 feet to the point of beginning of this description.

Situated in Skagit County, Washington.

**EXHIBIT B**

21-11146-TJ

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:

Name: Rosedale Garden Tracts

Recorded: September 25, 1906

Auditor's No.: Volume 3 of Plats, Page 52

2. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: December 5, 1994

Auditor's No(s): 9412050006, records of Skagit County, Washington

In favor of: The City of Sedro Woolley

For: Public Street, Sidewalk, Parking and Utility

Affects: The West boundary of subject property

3. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded September 14, 2007 under Auditor's File No. 200709140130.

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 Survey recorded February 9, 2015 as Auditor's File No. 201502090106.