

When recorded return to:

Jason A. Thompson and Brooke M. Madsen-Thompson
406 Puget Street
Sedro-Woolley, WA 98284

GNW 21-11829

STATUTORY WARRANTY DEED

THE GRANTOR(S) Aimee Huard, as her separate estate, ,

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

in hand paid, conveys, and warrants to Jason A. Thompson and Brooke M. Madsen-Thompson, a married couple
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 12 & PTN of LOT 13, BLOCK 18, REPLAT OF THE JUNCTION ADDITION TO 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): P76723

Dated: 7/15/21

Aimee Huard
Aimee Huard

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3252
Jul 16 2021

Amount Paid \$6005.00
Skagit County Treasurer
By Heather Beauvais Deputy

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Aimee Huard 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: 15th day of July, 2021

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: 406 Puget Street, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P76723

Property Description:

Lot 12 and the North 4 feet of Lot 13, Block 18, REPLAT OF THE JUNCTION ADDITION TO SEDRO,
according to the Plat thereof recorded in Volume 3 of Plats, Page 48, records of Skagit County, Washington.

Situate in 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 Replat of the Junction Addition to Sedro recorded December 27, 1905, in Volume 3 of Plats, Page 48, Official Records of Skagit County and as Auditor's File No. 54952.

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. Easement, affecting a portion of subject property for the purpose of UNDISCLOSED including terms and provisions thereof granted to MARINIUS ELLEFSON recorded AUGUST 26, 1969 as Auditor's File No. 316385

3. Title notification that the subject property is adjacent to property designated Agricultural Farmlands lands by Skagit county executed by Kurt F. Pohl and Tanyia L. Pohl, husband and wife dated January 4, 2005, recorded January 11, 2005 as Auditor's File No. 200501110129. Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

4. Regulatory notice/agreement regarding SKAGIT COUNTY RIGHT TO MANAGE NATURAL RESOURCE LANDS DISCLOSURE that may include covenants, conditions and restrictions affecting the subject property, recorded OCTOBER 24, 2018 as Auditor's File No. 201810240043 .

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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