

When recorded return to:

Benjamin D. Abbott-Scott and Jennifer A. Abbott-Scott
423 Talcott Street
Sedro-Woolley, WA 98284

GNW 21-11589

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sally A. White, as her separate estate, 501 Rockpile Boulevard, Gillette, WY 82716,
for and in consideration of ten dollars and other valuable consideration
in hand paid, conveys, and warrants to Benjamin D. Abbott-Scott and Jennifer A. Abbott-Scott, 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 6 and Ptn Lot 7, Block 59, First Addn. 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): P75952

Dated: July 16, 2021
Sally A. White
Sally A. White

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-3342
Jul 22 2021
Amount Paid \$9607.00
Skagit County Treasurer
By Heather Beauvais Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Sally A. White 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: 16 day of July, 2021

Crystal Deighton
Signature

Escrow Assistant
Title

My appointment expires: 10-13-2024



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 423 Talcott Street, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P75952

Property Description:

Lot 6 and the West 1/2 of Lot 7, Block 59, "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Statutory Warranty Dccd
LPB 10-05

Order No.: 21-11589-KH

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EXHIBIT B

21-11589-KH

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 First Addition to the Town of Sedro recorded December 30, 1899 as Auditor's File No. Volume 3 of Plats, Page 29.
2. Terms and conditions of Ordinance Number 1221-95, recorded February 23, 1995 as Auditor's File No. 9502230028.
3. Terms and conditions of Ordinance No. 1501-5, recorded April 4, 2005 as Auditor's File No. 200504040073.