

When recorded return to:

Gabe Trammell
713 Central Place
Sedro Woolley, WA 98284

GNW 21-12423

STATUTORY WARRANTY DEED

THE GRANTOR(S) Douglas Raymond Sakshaug and Gayle Ann Sakshaug, husband and wife, 905 Summer Meadows Court, Sedro-Woolley, WA 98284,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Gabe Trammell, an unmarried man

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

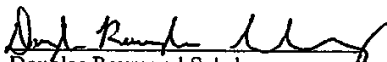
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

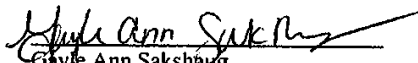
Abbreviated legal description: Property 1: Lot 7, PLAT OF CENTRAL PLACE

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): P108701

Dated: 8-24-21


Douglas Raymond Sakshaug


Gayle Ann Sakshaug

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3916

Aug 25 2021

Amount Paid \$7045.00

Skagit County Treasurer
By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-12423-TJ

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Douglas Raymond Sakshaug and Gayle Ann Sakshaug 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: 24th day of August, 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: 713 Central Place, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P108701

Property Description:

Lot 7, "PLAT OF CENTRAL PLACE", as per plat recorded in Volume 16 of Plats, Pages 103 and 104, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

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1. Reservations, provisions and/or exceptions contained in instrument executed by Robert C. Parker and Ardis A. Parker, recorded June 1, 1994, as Auditor's File No. 9406010117.

See document for particulars.

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 on January 3, 1995 and recorded January 12, 1995, as Auditor's File No. 9501120048.

3. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Kendall D. Gentry, dated May 17, 1996, recorded May 29, 1996, as Auditor's File No. 9605290069.

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 Central Place recorded May 29, 1996 as Auditor's File No. 9605290068.