

When recorded return to:

Paula A. Holmes  
301 North Central Avenue  
Sedro-Woolley, WA 98284

GNW 21-13052

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Noel T. Guthrie and Esther I. Guthrie, Trustees of the Guthrie Family Trust dated September 18, 1990, 428 Alissa Lane, Burlington, WA 98233,

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

in hand paid, conveys, and warrants to Paula A. Holmes, as her separate property

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:

Tract B, Sedro-Woolley Short Plat No. SW-02-98, being a PTN of NE1/4 NE1/4, 24-35N-4E

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): P114059

Dated: October 4, 2021

Guthrie Family Trust

By: Noel T. Guthrie  
Noel T. Guthrie, Trustee

By: Esther I. Guthrie  
Esther I. Guthrie, Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4623

Oct 07 2021

Amount Paid \$7205.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-13052-KH

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Noel T. Guthrie and Esther I. Guthrie, Trustees of Guthrie Family Trust 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: 04 day of October, 2021

Crystal Deighton  
Signature

Notary  
Title

My appointment expires: 10-13-2024



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 301 North Central Avenue, Sedro-Woolley, WA 98284  
Tax Parcel Number(s): P114059

**Property Description:**

Tract "B", Sedro Woolley Short Plat No. SW-02-98, approved October 26, 1998, and recorded December 4, 1998, in Volume 13 of Short Plats, Pages 189 and 190, under Auditor's File No. 9812040074, records of Skagit County, Washington, being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

**EXHIBIT B**

21-13052-KH

**1. RESERVATIONS CONTAINED IN INSTRUMENT:**

Executed By: Arthur W, Spanski and Judy A. Spanski, husband and wife  
Recorded: July 9, 1998  
Auditor's No.: 9807090004  
As Follows:

"NOTE: The land described herein does not constitute a legal lot for building purposes and may only be conveyed with the property to which it is being aggregated in the absence of an approved subdivision."

**2. RESERVATIONS CONTAINED IN INSTRUMENT:**

Executed By: Arthur W, Spanski and Judy A. Spanski, husband and wife  
Recorded: July 9, 1998  
Auditor's No.: 9807090005  
As Follows:

"NOTE: The land described herein does not constitute a legal lot for building purposes and may only be conveyed with the property to which it is being aggregated in the absence of an approved subdivision."

3. 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 SW-02-98 recorded December 4, 1998 as Auditor's File No. 9812040074.

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".

4. Agreement, affecting subject property, regarding Waiver of Protest and Special Power of Attorney and the terms and provisions thereof between Art Spanski and Judy Spanski, husband and wife and the City of Sedro-Woolley, recorded December 4, 1998 as Auditor's File No. 9812040075.

5. Agreement, affecting subject property, regarding Maintenance of Storm Water and Drainage Facilities and the terms and provisions thereof between Art Spanski and Judy Spanski and the City of Sedro-Woolley, recorded December 4, 1998 as Auditor's File No. 9812040076.

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-13052-KH

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