

When recorded return to:

Shane E. Thoe and Lisa R. Thoe  
9820 Green Road  
Burlington, WA 98233

GNW 21-13647

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Leonard Tate, as his separate property, 8878 Peavey Road, No. 43, Sedro-Woolley, WA 98284,

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

in hand paid, conveys, and warrants to Shane E. Thoe and Lisa R. Thoe, husband and wife

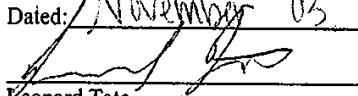
the following described real estate, situated in the County Skagit, State of Washington:

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

Abbreviated legal description: Property 1:  
Lot 1, SP PL00-0272, being a PTN of SE1/4 NW1/4, 19-35N-5E

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): P39776

Dated: November 03, 2021  
  
Leonard Tate

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5113

Nov 05 2021

Amount Paid \$3765.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Statutory Warranty Deed  
LPB 10-05

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

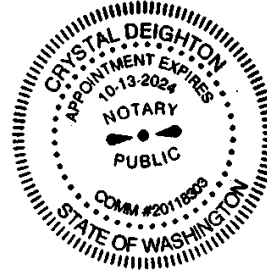
I certify that I know or have satisfactory evidence that Leonard Tate is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 03 day of November, 2021

Crystal Deighton  
Signature

Notary  
Title

My appointment expires: 10-13-2024



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

Property Address: 24329 Wicker Road, Sedro-Woolley, WA 98284  
Tax Parcel Number(s): P39776

**Property Description:**

Lot 1, Short Plat No. PL00-0272, approved May 17, 2002 and recorded May 17, 2002, under Auditor's File No. 200205170145, and being a portion of the Southeast 1/4 of the Northwest 1/4 of Section 19, Township 35 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed  
LPB 10-05

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**EXHIBIT B**

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1. Terms and conditions of Order on Variance VA 01 0483, recorded October 25, 2001 as Auditor's File No. 200110250145.
2. 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 Short Plat No. PL00-0272 recorded May 17, 2002 as Auditor's File No. 200205170145.
3. Agreement, affecting subject property, regarding annexation and ULID/LID waiver of protests for development within the UGA of the City of Sedro-Woolley and the terms and provisions thereof between Eric D. Jensen, and Nora J. Jensen, husband and wife and GMAC Mortgage Corporaion, recorded May 17, 2002 as Auditor's File No. 200205170146.

Statutory Warranty Deed  
LPB 10-05

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