

When recorded return to:

Dean Johnson and Ulrike Hicks
3287 Butler Creek Road
Sedro Woolley, WA 98284

GNW 21-13545

STATUTORY WARRANTY DEED

THE GRANTOR(S) Christopher R. Jones and Sarah E. Jones, husband and wife, ,

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

in hand paid, conveys, and warrants to Dean Johnson and Ulrike Hicks, 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:

Tract 2, Skagit County Short Plat No. 43-76, being a PTN of SE1/4 NE1/4, 20-36N-4E

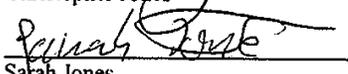
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P49558

Dated: 11-12-21



Christopher Jones



Sarah Jones

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5247

Nov 16 2021

Amount Paid \$7125.00

Skagit County Treasurer

By Josie Bear Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-13545-TJ

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Christopher Jones and Sarah Jones is the person who appeared before me, and said person acknowledged that ~~he~~^{they} signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 12th day of November, 2021

Theresa R Johnson
Signature

Notary
Title

My appointment expires: 4-29-23



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 3287 Butler Creek Road, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P49558

Property Description:

Tract 2, Short Plat No. 43-76, approved October 29, 1976, recorded November 3, 1976 in Volume I of Short Plats, page 192, under Auditor's File No. 845381, and being a portion of the Southeast ¼ of the Northeast ¼ of Section 20, Township 36 North, Range 4 East, W.M.,

EXCEPT the North 12 feet thereof.

Situate in the County of Skagit, State of Washington.

EXHIBIT B

21-13545-TJ

1. 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, recorded January 12, 1953, as Auditor's File No. 433833.
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. 43-76 recorded November 3, 1976 as Auditor's File No. 845381.

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".