

**When recorded return to:**  
Stephen Champion  
735 Jameson Street  
Sedro Woolley, WA 98284

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620049618

**CHICAGO TITLE**  
**620049618**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Renee Strouf, also appearing of record as Renee A. Strouf, also appearing of record as Renee A. Davis, a married person as her separate property

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Stephen Champion, an unmarried person

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

LOT 7, 8 AND THE WEST 10 FEET OF LOT 9 BLOCK 17, PLAT OF TOWN OF SEDRO, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P75480 / 4149-017-009-0017, P135686 / 4149-017-009-0117

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5265

Nov 17 2021



Amount Paid \$7205.00

Skagit County Treasurer

By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

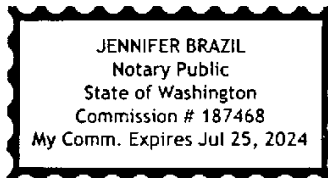
Dated: November 5, 2021

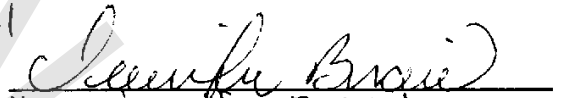
  
\_\_\_\_\_  
Renee A. Strouf  
  
\_\_\_\_\_  
Scott Bradley Strouf

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Scott Bradley Strouf  
\_\_\_\_\_ is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: November 16, 2021



  
\_\_\_\_\_  
Name: Jennifer Brazil  
Notary Public in and for the State of Washington  
Residing at: Skagit County  
My appointment expires: 7-25-2024

**ACKNOWLEDGEMENT**

State of Washington

County of Skagit

On this day before me, the undersigned Notary Public, personally appeared

Renee A. Strouf,

known to me or who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Given under my hand and official seal this the 15 day of November, 2021.Signature Jennifer Brazil (Seal)

Notary Public in

And for the State of Washington

Residing at Skagit County

JENNIFER BRAZIL  
Notary Public  
State of Washington  
Commission # 187468  
My Comm. Expires Jul 25, 2024

**EXHIBIT "A"****Exceptions**

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Plat of the Town of Sedro:

Recording No: Volume 1 Page 17

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Boundary Line Adjustment:

Recording No: 202108040031

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by City of Sedro Woolley.