

**When recorded return to:**  
Mathea Johnson and Brenden Emery  
610 Moore 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.: 620049946

**CHICAGO TITLE CO.**  
*620049946*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Fredrick L. Judd and Terri L. Judd, a married couple and Larry H Arndt, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Mathea Johnson and Brenden Emery, wife and husband

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

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

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

LTS 1 & 2, BLK 30, "REPLAT OF THE JUNCTION ADDITION TO SEDRO"

Tax Parcel Number(s): P76814 / 4166-030-002-0015

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5468

**Nov 30 2021**

Amount Paid \$4805.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: November 23, 2021

[Signature]

Fredrick L. Judd

[Signature]

Terri L. Judd

[Signature]

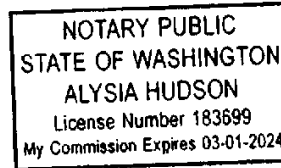
Larry H. Arndt

State of Washington  
County of Snohomish

This record was acknowledged before me on 11-29-2021 by Fredrick L. Judd and Terri L. Judd.

[Signature]  
(Signature of notary public)

Notary Public in and for the State of WA  
Residing at: Arlington  
My commission expires: 03-01-2024

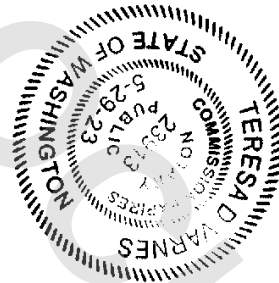


State of Washington  
County of Snohomish

This record was acknowledged before me on 11-29-2021 by Larry H. Arndt.

[Signature]  
(Signature of notary public)

Notary Public in and for the State of WA  
Residing at: Island Co.  
My commission expires: 5/29/23



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P76814 / 4166-030-002-0015**

---

LOTS 1 AND 2, BLOCK 30, "REPLAT OF THE JUNCTION ADDITION TO SEDRO", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 48, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the Replat of the Junction Addition to Sedro:  
  
Recording No:           54952
2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. Assessments, if any, levied by Sedro Woolley.
4. City, county or local improvement district assessments, if any.
5. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.