

When recorded return to:
Avery Frazier
7290 B Avenue
Concrete, WA 98237

STATUTORY WARRANTY DEED

Order No.: 21-3848WA
Title Order No.: 203520-LT

THE GRANTOR(S)

Dani A. Cox , a married person as her separate estate

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE
CONSIDERATION in hand paid, conveys, and warrants to

Avery Frazier, an unmarried person

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

Lots 18 and 19, Block 1, "CENTRAL BAKER," as per plat recorded in Volume 3 of Plats, page 70,
records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO ALL THOSE EASEMENTS, COVENANTS AND RESTRICTIONS LISTED IN SCHEDULE
A, ATTACHED HERETO AND INCORPORATED HEREIN.

Tax Parcel No(s): 4049-001-019-0002/P70544

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-569

Feb 15 2022

Amount Paid \$5205.00

Skagit County Treasurer

By Lena Thompson Deputy

Dated: 2-9-2022Dani A Cox
Dani A. Cox

*Not Grantor's primary residence

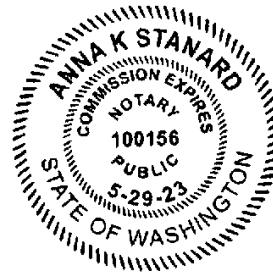
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Dani A. Cox is the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act and deed for the uses and purposes mentioned herein.

Dated February 09, 2022Anna K Stanard

Notary Public in and for the State of Washington

Residing at: StanwoodAppointment Expiration: 05/29/2023

SCHEDULE A

1. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:
Plat/Short Plat: Central Baker
Recorded: September 12, 1908
Auditor's File No.: 69353
2. Matters as disclosed by survey recorded December 20, 2018 under Auditor's File No. 201812200078, records of Skagit County, Washington.
(Affects portion of subject premises and other lands)
3. Municipal assessments and impact fees, if any, levied by City of Concrete.