

When recorded return to:

Kaylee Oudman and Nicholas Daniel Oudman
1017 Talcott Street
Sedro-Woolley, WA 98284

GNW 22-14641

STATUTORY WARRANTY DEED

THE GRANTOR(S) Hank Oudman and Alina Oudman, husband and wife, 1111 Cumberland Road, Tyler, TX 75703,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Kaylee Oudman and Nicholas Daniel Oudman, wife and husband

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:
Ptn. Lots 5-6, Block 64, FIRST ADDITION TO THE TOWN OF SEDRO

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): P76015

Dated: 02/28/2022

Hank Oudman
Hank Oudman

Alina Oudman
Alina Oudman

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2022-758
Feb 28 2022
Amount Paid \$6405.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-14641-KH

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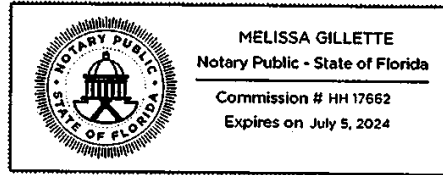
16.
STATE OF WASHINGTON Florida
COUNTY OF SKAGIT Orange

This record was acknowledged before me on 28th day of February, 2022 by Hank Oudman and Alina Oudman.
By means of online notarization and both provided ID via drivers license.

Melissa Gillette
Signature Melissa Gillette

Online Notary
Title

My appointment expires: 07/05/2024



Notarized online using audio-video communication

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1017 Talcott Street, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P76015

Property Description:

The East ½ of Lot 5 and all of Lot 6, Block 64, "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON", according to the plat thereof recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

EXHIBIT B

22-14641-KH

1. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:

First Addition to the Town of Sedro

Recorded:

January 11, 1890

Auditor's No.:

Volume 3 of Plats, Page 29

Statutory Warranty Deed
LPB 10-05

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