

When recorded return to:

Erik Willison and Cassandra Willison
108 Abbots Alley
Sedro Woolley, WA 98284

GNW 22-14939

STATUTORY WARRANTY DEED

THE GRANTOR(S) Peter Pelissier and Jennifer Gilman, husband and wife, 11785 West Oilseed Drive, Marana, AZ 85653,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Erik Willison and Cassandra Willison, 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:

Ptn. Lots 1 & 2, Block 17, Woolley, The Hub of Skagit County (aka Lot 1, SEDRO WOOLLEY SHORT PLAT
SW-SP-2018-186)

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): P77546

Dated: 03/24/2022

Peter Pelissier

Peter Pelissier

Jennifer Gilman

Jennifer Gilman

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221197

Mar 25 2022

Amount Paid \$8005.00

Skagit County Treasurer

By Josie Bear Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-14939-KH

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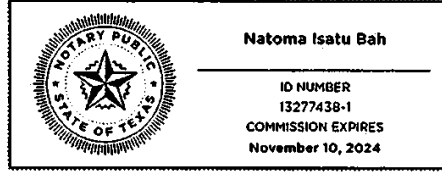
Texas
~~STATE OF WASHINGTON~~
~~COUNTY OF SPOKANE~~ Harris

This record was acknowledged before me on 24th day of March, 2022 by ~~Peter Pelissier~~ and Jennifer Gilman.

Natoma Isatu Bah
Signature

Notary Public, State of Texas
Title

My appointment expires: 11/10/2024



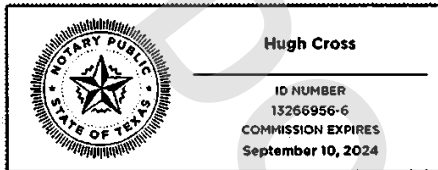
Notarized online using audio-video communication

State of Texas

County of Bell

This instrument was acknowledged before me by means of an interactive two-way audio and video communication on 03/24/2022 by Peter Pelissier.

Hugh Cross



Notarized online using audio-video communication

Statutory Warranty Deed
LPB 10-05

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 108 Abbots Alley, Sedro Woolley, WA 98284
Tax Parcel Number(s): P77546

Property Description:

Lot 1, SEDRO WOOLLEY SHORT PLAT NO. SW-SP-2018-186, approved October 10, 2018 and Recorded October 17, 2018 under Skagit County Auditor's File No. 201810170056, records of Skagit County, Washington; being a Portion of Lots 1 and 2, Block 17, Woolley, The Hub of Skagit County, Washington, as per plat recorded in Volume 2 of Plats, page 92, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Statutory Warranty Deed
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EXHIBIT B

22-14939-KH

1. Easement, including the terms and conditions thereof, reserved by instrument;

Recorded: April 30, 1958

Auditor's No.: 564713, records of Skagit County, Washington

For: That the City reserves for itself easements, and the right to grant to third parties easements, on, over and under the vacated streets, alleys and public ways, for the construction, use, repair and maintenance of public utilities and services

2. Public and private easements, if any, over vacated portion of said premises.

3. 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 Survey recorded January 15, 2016 as Auditor's File No. 201601150037.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.

Purpose: Utility systems

Recording Date: September 18, 2017

Recording No.: 201709180194

5. Permanent Stormwater Control Facilities Operation and Maintenance (O&M) Manual including the terms, covenants and provisions thereof

Recording Date: May 25, 2018

Recording No.: 201805250004

6. 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 SEDRO WOOLLEY SHORT PLAT NO. SW-SP-2018-186 recorded October 17, 2018 as Auditor's File No. 201810170056.

7. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded March 15, 2019 as Auditor's File No. 201903150100 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

8. Any tax, fee, assessments or charges as may be levied by Abbott's Alley Cats Association.

Statutory Warranty Deed
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