

When recorded return to:

Ambralee Jean Faisy and Michael Anthony Faisy, Jr
8974 Garden Terrace Lane
Sedro-Woolley, WA 98284

GNW 22-14869

STATUTORY WARRANTY DEED

THE GRANTOR(S) Duane E. Dudley, as his separate estate, 11562 Discovery Heights Circle, Anchorage, AK 99515,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Ambralee Jean Faisy and Michael Anthony Faisy, Jr, 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:
Lot 8, Plat of Garden Terrace

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): P105666

Dated: 03/28/2022

Duane E. Dudley

Duane E. Dudley

STATE OF ~~WASHINGTON~~ Texas
COUNTY OF ~~SKAGIT~~ Harris

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221288

Mar 31 2022

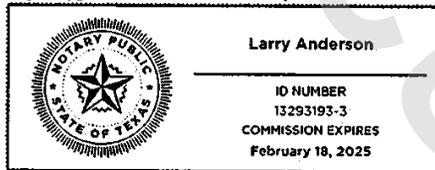
Amount Paid \$3365.00
Skagit County Treasurer
By Lena Thompson Deputy

This record was acknowledged before me on 28th day of March, 2022 by Duane E. Dudley.

Larry Anderson
Signature

Notary Public, State of Texas
Title

My appointment expires: 02/18/2025



Notarized online using audio-video communication

Statutory Warranty Deed
LPB 10-05

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 8974 Garden Terrace Lane, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P105666

Property Description:

Lot 8, "Plat of Garden Terrace", as per plat recorded in Volume 15 of Plats, Pages 153 through 154, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT B

22-14869-TJ

1. 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 Short Plat 4-88 recorded February 12, 1988 as Auditor's File No. 8802120010.

2. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Gary P. Young and Helen M. Young, recorded April 19, 1988 as Auditor's File No. 8804190011.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

3. Agreement, affecting subject property, regarding alternative sewer system installation and the terms and provisions thereof between Ray Wickert et al. and Skagit County, recorded August 9, 1993 as Auditor's File No. 9308090073.

4. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded September 20, 1993, as Auditor's File No. 9309200097.

5. 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 named Plat of Garden Terrace recorded February 7, 1994 as Auditor's File No. 9402070114 (Volume 15 of Plats, Pages 153-154).

6. Easement, affecting a portion of subject property for the purpose of ingress, egress and utilities including terms and provisions thereof granted to James R. Mumford II, Debora R. Mumford, C. Ray Wickert and Connie L. Wickert recorded January 8, 2004 as Auditor's File No. 200401080037.

Statutory Warranty Deed
LPB 10-05

Order No.: 22-14869-TJ

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