

When recorded return to:

Dilyn Stidman and Emilee Stidman
309 Hawthorne Street
Sedro-Woolley, WA 98284

GNW 22-14823

STATUTORY WARRANTY DEED

THE GRANTOR(S) Judy Blanton, as her separate estate, and as surviving spouse of Edward L. Blanton, deceased, 42166 Cape Horn Drive, Concrete, WA 98237,

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

in hand paid, conveys, and warrants to Dilyn Stidman and Emilee Stidman, 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 9 & Ptn. Lot 2, Roetker's Addition to Sedro-Woolley

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): P76838

Dated: 4-1-22

Judy Blanton
Judy Blanton

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221367

Apr 04 2022

Amount Paid \$7205.00

Skagit County Treasurer

By Josie Bear Deputy

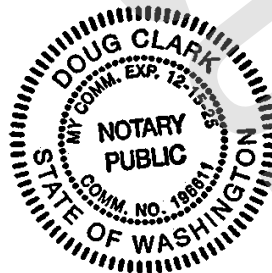
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 1ST day of April, 2022 by Judy Blanton.

Doug Clark
Signature

Notary Public
Title

My appointment expires: 12-15-25



Statutory Warranty Deed
LPB 10-05

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 309 Hawthorne Street, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P76838

Property Description:

Lot 9, and that portion of Lot 2, lying Westerly of the West line of secondary State Highway 1-A as conveyed by deed recorded November 19, 1957, under Auditor's File No. 558582, in "ROETKER'S ADDITION TO SEDRO WOOLLEY", as per plat recorded in Volume 7 of Plats, page 44, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 22-14823-TJ

Page 2 of 3

EXHIBIT B

22-14823-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:

Name:

Roetker's Addition to Sedro Woolley

Recorded:

August 8, 1955

Auditor's No.:

522160

2. Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed

Recorded: November 19, 1957

Auditor's No.: 558582, records of Skagit County, Washington

To: State of Washington

3. Easement, affecting a portion of subject property for the purpose of Right to construct, erect, etc., an anchor and guidelines including terms and provisions thereof granted to Charles F. Roetker, et ux recorded July 14, 1959 as Auditor's File No. 583106

4. Restrictions deemed to be part of a general scheme by reason of their insertion in deeds of record in Roetker's Addition to Sedro Woolley;

All lot shall be used except for residential purposes.

No dwelling shall be permitted on any lot with less than 700 square feet.

No building shall be located on any lot nearer to the front line than 20 feet from the front lot line or nearer than 5 feet to an intersected lot line.

All building shall conform to the building code of Sedro-Woolley and changes thereto, as much as its practical.

No dwelling shall be erected or placed upon any lot or partial lot which is a width of less than 60 feet at the building set-back line.

All buildings shall be completed exterior and landscaped within 1 year from commencement of construction.

Dwellings erected shall have inside plumbing. No out-houses may be erected on the above described premises.

Only Hawthorne trees are to be planted on parking street.

Statutory Warranty Deed
LPB 10-05

Order No.: 22-14823-TJ

Page 3 of 3