

When recorded return to:

Mark A. Handy and Valencia M. Handy
500 Briza Lane
Sedro-Woolley, WA 98284SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223129

Jul 29 2022

Amount Paid \$12900.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

GNW 22-16161

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard M. Severson and Pepper M. Severson, husband and wife, 10991 Bayview Edison Road, Mount Vernon, WA 98273,

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

in hand paid, conveys, and warrants to Mark A. Handy and Valencia M. Handy, a married couple

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

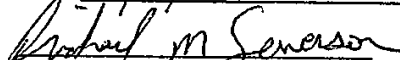
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:

Section 13, Township 35 North, Range 4 East; Ptn. SE SE (aka Lot B, Short Plat No. SW-05-2655)

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): P122991

Dated: 7/28/2022
Richard M. Severson
Pepper M. SeversonStatutory Warranty Deed
LPB 10-05

Order No.: 22-16161-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 28th day of July, 2022 by Richard M. Severson and Pepper M. Severson.

Doug Clark
Signature

Notary Public
Title

My commission expires: 12-15-25

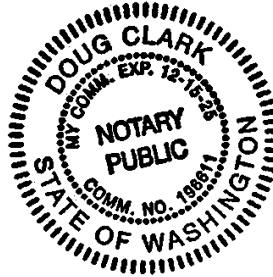


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 500 Briza Lane, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P122991

Property Description:

Lot B of Sedro Woolley Short Plat No. SW-05-2655, approved May 12, 2005 and recorded May 13, 2005 under Auditor's File No. 200505130092, records of Skagit County, Washington, being a portion of the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 13, Township 35 North Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as reserved in Deed recorded April 20, 1990 under Skagit County Auditor's File No. 9004200041;

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as reserved in Deed recorded January 19, 1990 under Skagit County Auditor's File No. 9001190018 over, under and across the West 15 feet of Lot 3 of Short Plat No. SW-28-89;

AND TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over) under and across that certain road utilities easement delineated on the face of Short Plat No. SW-28-89.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

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10. 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 No. SW-28-89 recorded June 27, 1989 as Auditor's File No. 8906270031.

11. Declaration of Easements, Covenants and Road Maintenance Agreement contained in instrument recorded January 19, 1990 under Auditor's File No. 9001190018.

12. Reservations, provisions and/or exceptions contained in instrument executed by Daniel R. Madlung and Sandy M. Madlung, husband and wife, recorded April 20, 1990 as Auditor's File No. 9004200041.

The Grantor herein hereby reserves unto himself, his heirs, successors and assigns, a non-exclusive easement of ingress, egress and utilities over, under and across the East 15 feet and the West 5 feet of the hereinabove

described property. Said easement shall be appurtenant to and for the use of the Grantors' remaining property adjacent to the North.

13. Reservations, provisions and/or exceptions contained in instrument executed by Daniel R. Madlung and Sandy M. Madlung, recorded January 4, 2005 as Auditor's File No. 200501040155.

The above described property will be combined or aggregated with contiguous property owned by the Grantees to the North. This boundary adjustment is not for the purposes of creating an additional building lot. Said Instrument is a re-recording of instrument recorded under Auditor's File No. 200405180089.

14. 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 No. SW-05-2655 recorded May 13, 2005 as Auditor's File No. 200505130092.

15. Terms and conditions of Notice of decision for Sedro-Woolley Short Plat No. SW-05-2655, recorded May 13, 2005 as Auditor's File No. 200505130091.