

When recorded return to:

Devon Vander Lei and Gianna Vander Lei
513 Warner Street
Sedro-Woolley, WA 98284

GNW 22-16260

STATUTORY WARRANTY DEED

THE GRANTOR(S) Darrel W. Gadbois and Janet A. Gadbois, husband and wife, 24489 South Skagit Highway, Sedro-Woolley, WA 98284,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Devon Vander Lei and Gianna Vander Lei, husband and wife

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 4 & Ptn. Lot 5, Block 45, 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): P75844

Dated: 8-9-22

Darrel W. Gadbois
Darrel W. Gadbois

Janet A. Gadbois
Janet A. Gadbois

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223297

Aug 10 2022

Amount Paid \$6243.40
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-16260-KH

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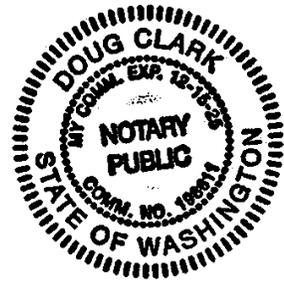
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 9th day of July, 2022 by Darrel W. Gadbois and Janet A. Gadbois.

Doug Clark
Signature

Notary Public
Title

My commission expires: 12-15-25



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 513 Warner Street, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P75844

Property Description:

All of Lot 4 and the West 15 feet of Lot 5, Block 45, FIRST ADDITION TO THE TOWN OF SEDRO, as per plat recorded in Volume 3 of Plats, page 29, records of Skagit County. .

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, 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.: Vol. 3, Page 29

Statutory Warranty Deed
LPB 10-05

Order No.: 22-16260-KH

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