

When recorded return to:

Jaimie McGruder
411 Murdock Street
Sedro-Woolley, WA 98284

GNW 22-16551

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dan H. Noggle and Ann L. Noggle, husband and wife, 1714 7th Street, Sedro-Woolley, WA 98284,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Jaimie McGruder, ^{an unmarried person} ~~as her separate estate~~

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 of Lot 4 and all of Lot 5, Block 18, Replat of the Junction Add. to 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): P76714

Dated: 9-30-22
Dan H. Noggle
Dan H. Noggle
Ann L. Noggle
Ann L. Noggle

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20224181
Oct 13 2022
Amount Paid \$7165.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

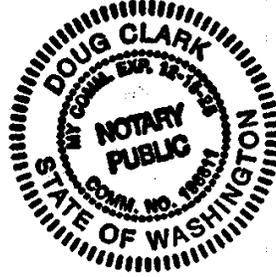
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 30th day of ^{September} ~~October~~, 2022 by Dan H. Noggle and Ann L. Noggle.

Doug Clark
Signature

Notary Public
Title

My commission expires: 12-15-22



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 411 Murdock Street, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P76714

Property Description:

Lot 5 and the South 10 feet of Lot 4, Block 18, "Replat of the Junction Addition to Sedro," as per plat recorded in Volume 3 of Plats, page 48, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington

Statutory Warranty Deed
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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: Replat of the Junction Addition to Sedro

Recorded: December 27, 1905

Auditor's No.: Volume 3 of Plats, Page 48

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

11. Title notification that the subject property is adjacent to property designated Natural Resource lands by Skagit county executed by Rex Miller and Beverly J. Miller, husband and wife dated December 5, 2017, recorded December 22, 2017 as Auditor's File No. 201712220042. Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

Statutory Warranty Deed
LPB 10-05

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