

When recorded return to:

Patricia Dianne Hingey and Olivia Marie Watts
P.O. Box 430
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20235329
Jan 30 2023
Amount Paid \$7685.00
Skagit County Treasurer
By Josie Bear Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) E & A Holdings, DBA Johnston Building Services LLC, a Washington Limited Liability Company, 500 Metcalf Street, Building H1, Sedro-Woolley, WA 98284,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Patricia Dianne Hingey, an unmarried person, and Olivia Marie Watts, an unmarried person

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 18, Township 35 North, Range 5 East - NW NE (aka Lot 1 SW-SP-2020-250)

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): P39353

Dated: 1-27-23

E and A Holdings
By: [Signature]
Erik Johnston, Authorized Agent

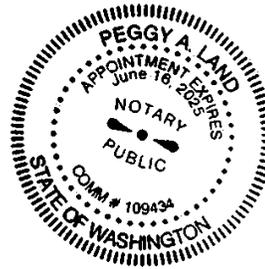
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 27 day of January, 2023 by Erik Johnston, Authorized Agent of E and A Holdings.

Peggy A. Land
Signature

Notary
Title

My commission expires: June 16, 2025



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1531 North Fruitdale Road, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P39353

Property Description:

Lot 1, Short Plat SW-SP-2020-250, approved December 8, 2021 and recorded December 17, 2021 under Auditor's File No. 202112170095, records of Skagit County; being a portion of the Northwest 1/4 of the Northeast 1/4 of Section 18, Township 35 North, Range 5 East, W.M.

Statutory Warranty Deed
LPB 10-05

Order No.: 22-17394-KH

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EXHIBIT B

22-17394-KH

10. Easement, including the terms and conditions thereof, granted by instrument(s); Auditor's No(s): 541747, 541527 and 734415, records of Skagit County, Washington
11. 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 April 8, 2021, as Auditor's File No. 202104080209.
12. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded November 8, 2021 under Auditor's File No. 202111080033.
13. Declaration of easement, affecting a portion of the subject property for the purpose of Ingress, egress and utilities, including the terms and provisions thereof granted to E & A Holdings, DBA Johnston Building Services, LLC, a Washington limited liability company and Dennis L. Arney recorded December 17, 2021 as Auditor's File No. 202112170092.
14. Title notification that the subject property is adjacent to property designated Protected Critical Area lands by Skagit county executed by E & A Holdings, DBA Johnston Building Services, LLC by Erik Johnston and Roger Lageschulte dated December 1, 2021, recorded December 17, 2021 as Auditor's File No. 202112170093. 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.
15. Terms and conditions of Permanent Stormwater Control Facilities Operation and Maintenance Manual, recorded December 17, 2021 as Auditor's File No. 202112170094.
16. 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-SP-2020-250 recorded December 17, 2021 as Auditor's File No. 202112170095.