

When recorded return to:

Alyssia Brock
964 Calkin Place
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20249651

Feb 22 2024

Amount Paid \$7653.00
Skagit County Treasurer
By Candi Newcombe Deputy

gnw 24-19871

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian L. Aungst and Beth A. Aungst, husband and wife, 155 Tamarack Road, Tonasket, WA 98855,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Alyssia Brock, 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. PG. 3

Abbreviated legal description: Property 1:
Lot 19, Wedmore Addition

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): P77574/4178-000-019-0007

Dated: 2-15-24

Brian L. Aungst 2-15-24
Brian L. Aungst

Beth Aungst 2-15-24
Beth A. Aungst

Statutory Warranty Deed
LPB 10-05

Order No.: 24-19871-KH

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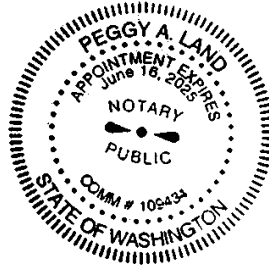
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 15 day of February, 2024 by Brian L Aungst and Beth A Aungst.

Peggy A. Land
Signature

Notary
Title

My commission expires:
June 16, 2025



Statutory Warranty Deed
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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 964 Calkin Place, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P77574/4178-000-019-0007

Property Description:

Lot 19, Wedmore Addition, according to the plat thereof, recorded in Volume 9 of Plats, page 115, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT B

24-19871-KH

9. Reservations, provisions and/or exceptions contained in instrument executed by The Wolverine Company, recorded April 30, 1906 as Auditor's File No. 56908.

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 named Wedmore Addition recorded March 9, 1971 as Auditor's File No. 749506 (Volume 9 of Plats, Page 115).

11. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Don-Lee, Inc. a/k/a Don-Lee Development Corp., recorded May 5, 1971 as Auditor's File No. 752197.

Amended and/or modified in instrument recorded February 1, 1972 as Auditor's File No. 763612.

Statutory Warranty Deed
LPB 10-05

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