

When recorded return to:

Janice L. Piercy
939 Wicker Road
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241938

Aug 28 2024

Amount Paid \$9028.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) 939 Wicker Road LLC, a Washington Limited Liability Company, 22746 Gunderson Road, Mount Vernon, WA 98273,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Janice L. Piercy, 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:
Ptn. Gov't Lot 3, SEC 19-35N-5E (aka Lot 2, SEDRO-WOOLLEY SP-2021-013)

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): P39494

Dated: 8-27-24

939 Wicker Road LLC, a Washington Limited Liability Company

By: [Signature]
Erik Johnston, Member/Manager

By: [Signature]
Robert Davis, Member/Manager

Statutory Warranty Deed
LPB 10-05

Order No.: 24-21010-KH

Page 1 of 4

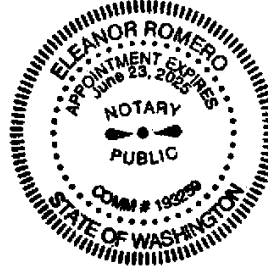
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 27th day of August, 2024 by Erik Johnston and Robert Davis,
Member/Managers of 939 Wicker Road LLC.

Sleanor Romero
Signature

Notary
Title

My commission expires: 6/23/2025



Statutory Warranty Deed
LPB 10-05

Order No.: 24-21010-KH

Page 2 of 4

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 939 Wicker Road, Sedro-Woolley, WA 98284

Tax Parcel Number(s): P39494

Property Description:

Lot 2, CITY OF SEDRO-WOOLLEY SHORT PLAT NO. SP-2021-013, approved September 20, 2021, recorded September 27, 2021 as Auditor's File No. 202109270126, records of Skagit County, Washington; being a portion of Government Lot 3, Section 19, Township 35 North, Range 5 East, W.M..

Situate in Skagit County, Washington

Statutory Warranty Deed,
LPB 10-05

Order No.: 24-21010-KH

Page 3 of 4

EXHIBIT B

24-21010-KH

9. 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 Record of Survey for RAD Homes recorded February 24, 2021 as Auditor's File No. 202102240124.

10. 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 February 24, 2021, as Auditor's File No. 202102240147.

11. 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 SEDRO-WOOLLEY SHORT PLAT SP-2021-013 recorded September 27, 2021 as Auditor's File No. 202109270126.

12. Declaration of easements, covenants and road maintenance agreement, including the terms and conditions thereof recorded September 27, 2021 as Auditor's File No. 202109270127