

POOR ORIGINAL

202410310038

10/31/2024 11:35 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:

John Tsoulouhas and Francine Tsoulouhas
111 Woodworth Street, #722
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242771

Oct 31 2024

Amount Paid \$8672.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 24-21967

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ricke L. Reed and Rose Ann Reed, Trustees of The Ricke L. Reed and Rose Ann Reed Revocable Trust dated September 29, 2023, 211 East Garret, New Plymouth, ID 83655,

for and in consideration of ten dollars and other valuable consideration as part of a 1031 tax deferred exchange

in hand paid, conveys, and warrants to John Tsoulouhas and Francine Tsoulouhas, a married couple

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:
Lots 17 and 18, Block 33, 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): P75677

Dated: 10/29/2024

The Ricke L. Reed and Rose Ann Reed Revocable Trust dated September 29, 2023

By: Ricke L. Reed
Ricke L. Reed, Trustee

By: Rose Ann Reed
Rose Ann Reed, Trustee

Statutory Warranty Deed
LPB 10-05

Order No.: 24-21967-KH

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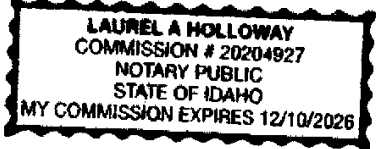
STATE OF WASHINGTON ^{LAH} IDAHO
COUNTY OF ~~SKAGIT~~ ^{PAI} PAYETTE

This record was acknowledged before me on 29th day of October, 2024 by Ricke L. Reed and Rose Ann Reed, Trustees of The Ricke L. Reed and Rose Ann Reed Revocable Trust dated September 29, 2023.

Laurel A Holloway
Signature

NOTARY PUBLIC
Title

My commission expires: 12/10/2026



Statutory Warranty Deed
LPB 10-05

Order No.: 24-21967-KH

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UNOFFICIAL DOCUMENT

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 408 & 410 Warner Street, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P75677

Property Description:

Lots 17 and 18, Block 33, FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY,
WASHINGTON, as per plat recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

EXHIBIT B

24-21967-KH

9. 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.: 24-21967-KH

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