

When recorded return to:

Lou Ann Linn and Michelle Killarzoac Peters
508 Jameson Street
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252449

Jul 31 2025

Amount Paid \$7205.00
Skagit County Treasurer
By Shannon Burrow Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-23987-TB

THE GRANTOR(S) **Dustin J. Stretch, an unmarried man**

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Lou Ann Linn, an unmarried person, and Michelle Killarzoac Peters, an unmarried woman**

the following described real estate, situated in the County Skagit, State of Washington:

Lot 18, Block 10, TOWN OF SEDRO, according to the plat thereof, recorded in Volume 1 of Plats, page 17, records of Skagit County, Washington.

Abbreviated legal description: Property 1:
Lot 18, Block 10, 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 "A" attached hereto


Tax Parcel Number(s): P75383/4149-010-018-0003

Statutory Warranty Deed
LPB 10-05

Order No.: 25-23987-TB

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Dated: 07/30/2025


Dustin J. Stretch

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 30 day of July, 2025, by Dustin J. Stretch.


Signature

Notary Public
Title

My commission expires: 7-25-28

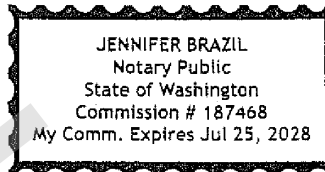


EXHIBIT A

25-23987-TB

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 Plat of Town of Sedro recorded August 28, 1889 as Auditor's File No. Volume 1 of Plats, Page 17, official records of Skagit County.

10. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on June 30, 2016 as Auditor's File No. 201606300112 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

End of Exhibit A