


When recorded return to:  
Nancy Matson  
935 Alexander Street  
Sedro Woolley, WA 98284

Recorded at the request of:  
Guardian Northwest Title  
File Number: 113322

  
201703100060  
Skagit County Auditor  
3/10/2017 Page 1 of 2 1:58PM \$74.00

### Statutory Warranty Deed

113322  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Laurel Perrigo, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Nancy Matson, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lot 20 and all of Lots 21 and 22, Block 1, Central Addn. to Sedro

Tax Parcel Number(s): P76382, 4156-001-022-0006

The East 12 feet of Lot 20 and all of Lots 21 and 22, Block 1, "CENTRAL ADDITION TO SEDRO, WASHINGTON, 1890", as per plat recorded in Volume 1 of Plats, Page 31, records of Skagit County, Washington.

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

Dated 3-9-17

Laurel Perrigo  
Laurel Perrigo

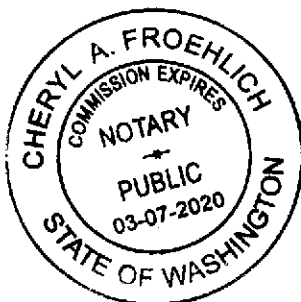
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2017920  
MAR 10 2017

Amount Paid \$ 3209.<sup>00</sup>  
Skagit Co. Treasurer  
By mm Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Laurel Perrigo, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 3-9-17



Cheryl A. Froehlich  
Printed Name: Katie Hickok Cheryl Froehlich  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 1/07/2019

Exhibit A

SCHEDULE "B-1"

EXCEPTIONS:

A. 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: Central Addition to Sedro Washington 1890  
Recorded: February 2, 1890  
Auditor's No.: Volume 1 of Plats, page 31

B. 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: Record of Survey  
Recorded: July 16, 1999  
Auditor's No.: 9907160092  
Affects: Subject property and includes other property