



201909060061

09/06/2019 01:30 PM Pages: 1 of 4 Fees: \$106.50  
Skagit County Auditor

When recorded return to:

Manuel Gonzalez  
1621 Township Street  
Sedro Woolley, Wa. 98284

**STATUTORY WARRANTY DEED** 19-3023  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Henry Dykstra and Charlotte Dykstra, a married couple, 12542 Gwen Drive, Unit 7,  
Burlington, WA 98233,

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

in hand paid, conveys, and warrants to Manuel Gonzalez, a married man as his sole and separate property.

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

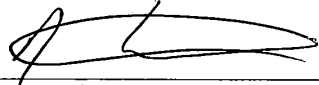
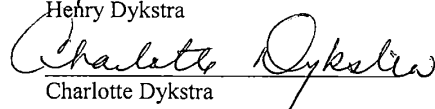
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Ptn. Lots 28-30, Block 77, First Addn. to 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): P76149 & 4150-077-030-0002

Dated: September 4, 2019

  
Henry Dykstra  
  
Charlotte Dykstra

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019-3879  
SEP 06 2019

Amount Paid \$ 3921.<sup>00</sup>  
Skagit Co. Treasurer  
By  Deputy

Statutory Warranty Deed  
LPB 10-05

STATE OF WASHINGTON  
COUNTY OF ISLAND

I certify that I know or have satisfactory evidence that Henry Dykstra and Charlotte Dykstra is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 4th day of September, 2019

Mary Miller  
Signature

Notary Public  
Title

My appointment expires: 01.19.2022



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 1621 Township Street, Sedro-Woolley, WA 98284  
Tax Parcel Number(s): P76149 & 4150-077-030-0002

Property Description:

Lots 28 through 30, inclusive, Block 77, Plat of "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.

EXCEPT the North 60.00 feet (as measured perpendicular to and parallel with the North line) thereof;

AND EXCEPT that portion lying Easterly of the following described line:

BEGINNING at the Southwest corner of said Lot 30, Block 77, Plat of "First Addition to the Town of Sedro, in Skagit County, Washington";  
thence South 88°37'05" East along the South line of Lots 30, 29 and 28, also being the Northerly right-ofway margin of Alexander Street, for a distance of 85.00 feet to the TRUE POINT OF BEGINNING of said line;  
thence North 1°24'09" East parallel with the West line of said Lot 30 for a distance of 60.03 feet, more or less, to the South line of the North 60.00 feet (as measured perpendicular to and parallel with said North line) of said Lot 28 and being the terminus of said line description.

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-3023-SJ

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**EXHIBIT B**

19-3023-SJ

1. 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.: Volume 3 of Plats, Page 29

2. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded July 29, 2011 under Auditor's File No. 201107290075.

3. Terms and provisions for beneficial sewer easement and the maintenance thereof contained in document recorded under Auditor's File No. 201107290075.

Said document amends the easement recorded under Auditor's File No. 201106060054.

4. 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: Survey  
Recorded: July 29, 2011  
Auditor's No.: 201107290076

Statutory Warranty Deed  
LPB 10-05