

**When recorded return to:**

Laura Ann Gelwicks and Taylor Taejin Han  
425 Rowland Road  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4981  
Nov 20 2020

Amount Paid \$5205.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620045228

**CHICAGO TITLE**  
620045228

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Melody R. Fetterly, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Laura Ann Gelwicks and Taylor Taejin Han, a married couple

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Unit 425, Garden of Eden Townhouse Condominium

Tax Parcel Number(s): P122978 / 4862-000-425-0000

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 18, 2020

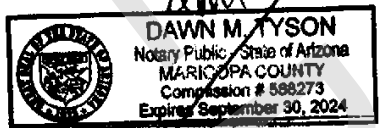
*Melody R. Fetterly*  
\_\_\_\_\_  
Melody R. Fetterly

State of ~~WASHINGTON~~ <sup>Arizona</sup>  
County of ~~SKAGIT~~ <sup>Maricopa</sup>

I certify that I know or have satisfactory evidence that ~~she~~ <sup>he</sup> Melody R. Fetterly is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11/18/2020

*Dawn M. Tyson*  
Name: Dawn M. Tyson  
Notary Public in and for the State of Arizona  
Residing at: Maricopa County  
My appointment expires: 09-30-2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P122978 / 4862-000-425-0000**

---

Unit 425, "GARDEN OF EDEN TOWNHOUSE CONDOMINIUMS" according to the Declaration thereof Recorded June 10, 2005, under Auditor's File No. 200506100032 and Survey Map and Plans thereof recorded under Auditor's File No. 200506100033 records of Skagit County, Washington.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. **PROVISION CONTAINED IN DEED, including the terms, covenants and provisions thereof**  
Recording Date: August 1, 1972  
Recording No.: 771931
  
2. **Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. SW-04-00:**  
  
Recording No: 200011200119
  
3. **Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:**  
  
Granted to: Public Utility District No. 1 of Skagit County  
Purpose: Water pipeline  
Recording Date: October 25, 2000  
Recording No.: 200010250038
  
4. **Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document**  
  
Recording Date: June 10, 2005  
Recording No.: 200506100032  
  
Amended under Recording No. 201704280124
  
5. **Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Garden of Eden Townhouse Condominiums:**  
  
Recording Date: June 10, 2005  
Recording No.: 200506100033

**EXHIBIT "B"**  
Exceptions  
(continued)

Modified under Recording No. 201608290134

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
  
7. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):  
  
Year: 2020  
Tax Account No.: P122978 / 4862-000-425-0000  
Levy Code: 0935  
Assessed Value-Land: \$80,000.00  
Assessed Value-Improvements: \$146,600.00  
  
General and Special Taxes:  
Billed: \$2,390.75  
**Paid: \$2,390.75**  
Unpaid: \$0.00
  
8. Assessments, if any, levied by Garden of Eden Townhomes Association.
  
9. Assessments, if any, levied by Sedro Woolley.