

AFTER RECORDING MAIL TO:

**Glenn A. Beckworth
1314 38th Street
Bellingham, WA 98229**

**Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-182715-OE**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-394
Jan 28 2021
Amount Paid \$5981.00
Skagit County Treasurer
By Heather Beauvais Deputy

Statutory Warranty Deed

THE GRANTORS CHRISTINE MADDOX, as her separate property and JOSEPH MADDOX and SHELBY MADDOX, a married couple, in indeterminate undivided interests for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GLENN A. BECKWORTH, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

**Abbreviated Legal:
Lot B, SP SW-06-00, Being Ptn Lot 16, Blk 1, Rosedale Garden Trs.**

For Full Legal See Attached Exhibit "A"

**Tax Parcel Number(s):
4169-001-016-0200, P118017**

Subject to the covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment, Order NO. 01-182715-OE.

Dated **January 27, 2021**

Shelby Maddox
Shelby Maddox

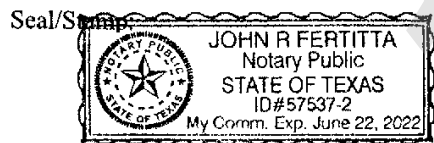
Joseph Maddox
Joseph Maddox

Christine Maddox
Christine Maddox

STATE OF TEXAS
COUNTY OF ROSK } SS:

I certify that I know or have satisfactory evidence that **Shelby Maddox and Joseph Maddox** are the person(s) 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.

Dated: JAN 27, 2021

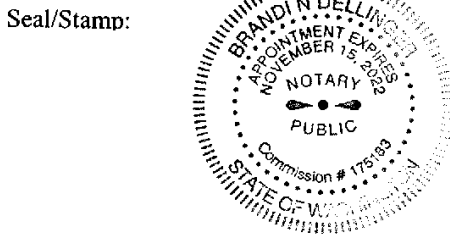


John R. Fertitta
Printed Name: John R. Fertitta
Notary Public in and for the State of Washington
Residing at City of Henneassen
My appointment expires: June 22, 2022

STATE OF WA
COUNTY OF SNOHOMISH } SS:

I certify that I know or have satisfactory evidence that **Christine Maddox** is the person(s) who appeared before me, and said person(s) acknowledged that **she** signed this instrument and acknowledge it to be **her** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1/28/2021



Brandi Dellinger
Printed Name: Brandi Dellinger
Notary Public in and for the State of Washington
Residing at City of SN
My appointment expires: NOV 15, 2025

Exhibit A**Legal Description****PARCEL "A":**

Lot B of Sedro Woolley Short Plat No. SW-06-00, approved March 21, 2001, recorded March 21, 2001, under Auditor's File No. 200103210062, being a portion of Lot 16, Block 1, "ROSEDALE GARDEN TRACTS OF SEDRO-WOOLLEY", as per plat recorded in Volume 3 of Plats, page 52, records of Skagit County, Washington;

Situate in the City of Sedro Woolley, County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress, egress, and utilities over, under and through Cabe Lane, as shown on the face of the Sedro Woolley Short Plat No. SW-06-00, approved March 21, 2001, recorded March 21, 2001, under Auditor's File No. 200103210062, being a portion of Lot 16, Block 1, "ROSEDALE GARDEN TRACTS OF SEDRO-WOOLLEY", as per plat recorded in Volume 3 of Plats, page 52, records of Skagit County, Washington;

Situate in the City of Sedro Woolley, County of Skagit, State of Washington.