

When recorded return to:

Angela D. Gossom
707 Sauk Mountain Drive
Sedro-Woolley, WA 98284
GNW 20-7034

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-1283
Mar 26 2021
Amount Paid \$2605.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Geoff DeVries, as his separate estate and Suzanne L. DeVries, wife of Geoff DeVries at all times of ownership as to any and all interest, 20888 Cascade Ridge Drive, Mount Vernon, WA 98274,

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

in hand paid, conveys, and warrants to Angela D. Gossom, an unmarried person

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

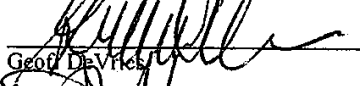
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

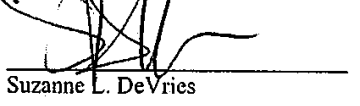
Abbreviated legal description: Property 1:
Section 2, Township 35 North, Range 4 - SE NW (aka Lot 1 SP PL-19-0375)

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): P135187

Dated: 03.25.2021


Geoff DeVries


Suzanne L. DeVries

STATE OF WASHINGTON
COUNTY OF SKAGIT

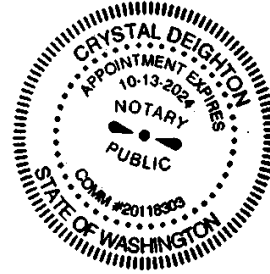
I certify that I know or have satisfactory evidence that Geoff DeVries and Suzanne L. DeVries is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 15th day of March, 2021

Crystal Deighton
Signature

Notary Assistant
Title

My appointment expires: 10-13-2024



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: Bridgewater Road, Sedro Woolley, WA 98284
Tax Parcel Number(s): P135187

Property Description:

Lot 1, Skagit County Short Card No. PL-19-0375, approved July 13, 2020 and Recorded July 13, 2020 Under Skagit County Recording No. 202007130113, being a portion of the Southeast quarter of the Northwest quarter of Section 2, Township 35 North, Range 4 East, W.M.

Situated in Skagit County, State of Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 20-7034-KH

Page 3 of 4

EXHIBIT B

20-7034-KH

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Reserved by: Pope and Talbot, Inc.
Purpose: Road purposes
Recording Date: March 27, 1953
Recording No.: 486434

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: John C. Dills and Nancy L. Dills, husband and wife
Purpose: Road right of way
Recording Date: March 16, 1979
Recording No.: 7903160014

3. Quit Claim Deed for Easement and Road Maintenance Agreement including the terms, covenants and provisions thereof:

Recording Date: November 12, 2003
Recording No.: 200311120047

4. Lot Certificate, including the terms, covenants and provisions thereof:

Recording Date: December 26, 2018
Recording No.: 201812260054

5. 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 Short Card No. PL-19-0375 recorded July 13, 2020 as Auditor's File No. 202007130113.

6. Lot Certificate, including the terms, covenants and provisions thereof:

Recording Date: July 13, 2020
Recording No.: 202007130114

7. Protected Critical Area Easement, including the terms, covenants and provisions thereof:

Recording Date: July 13, 2020
Recording No.: 202007130115

8. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Geoff Devries, et al, recorded December 22, 2020 as Auditor's File No. 202012220125.

Well set-back requirements for Lots 1 & 2 of Short Card No. PL-19-0375

Statutory Warranty Deed
LPB 10-05

Order No.: 20-7034-KH

Page 4 of 4