

When recorded return to:

Tyler B. Luttrell and Ashley E. Phares
1111 Metcalf Street
Sedro-Woolley, WA 98284

GNW 21-12601

STATUTORY WARRANTY DEED

THE GRANTOR(S) Shannon L. Odell, Sr. and Linda F. Odell, a married couple, 2426 Maple Street, Everett, WA 98201,

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

in hand paid, conveys, and warrants to Tyler B. Luttrell and Ashley E. Phares, a married couple

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:
PTN. of Lots 13-16, Block 50, First Addn to the Town of 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): P75916

Dated: October 7, 2021

Linda Odell
Linda Odell

Shannon Odell
Shannon Odell

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4627

Oct 08 2021

Amount Paid \$7205.00

Skagit County Treasurer

By Josie Bear Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-12601-KH

Page 1 of 4

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Linda Odell and Shannon Odell 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: 07 day of October, 2021

Crystal Deighton
Signature

Notary
Title

My appointment expires: 10-13-2024



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1111 Metcalf Street, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P75916

Property Description:

PARCEL A:

The North 60 feet of Lots 14 and 15, and the North Half of the West Half of Lot 13, Block 50, FIRST ADDITION TO THE TOWN OF SEDRO, according to the plat thereof recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington;

EXCEPT any portion thereof lying in the South Half of said lots;

ALSO EXCEPT the East 10 feet of the West Half of the North Half of said Lot 13.

PARCEL B:

The North Half of the East 10 feet of Lot 16, Block 50, FIRST ADDITION TO THE TOWN OF SEDRO, according to the plat thereof recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT B

21-12601-KH

1. 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 First Addition to the Town of Sedro Woolley recorded January 11, 1890 in Volume 3 of Plats, page 29.