

When recorded return to:

Grayson Luttrell and Zoie Luttrell
895 Cook Road
Sedro-Woolley, WA 98284

GNW 22-15048

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rick A. Hanson, as his separate estate, 15834 Kamb Road, Mount Vernon, WA 98273,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Grayson Luttrell and Zoie Luttrell, husband and wife

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. Tract 4, SEDRO ACREAGE

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): P76931

Dated: 4/12/22

[Signature]
Rick A. Hanson

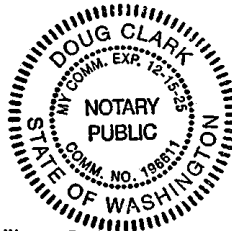
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 12th day of April, 2022 by Rick A. Hanson.

[Signature]
Signature

Notary Public
Title

My appointment expires: 12-15-25



Statutory Warranty Deed
LPB 10-05

Order No.: 22-15048-KH

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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20221539
Apr 14 2022
Amount Paid \$5333.00
Skagit County Treasurer
By Lena Thompson Deputy

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 895 Cook Road, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P76931

Property Description:

The North 74.07 feet of the East 57.02 feet of the following described parcel:

The West 132 feet of Tract 4 of "SEDRO ACREAGE", as per plat recorded in Volume 3 of Plats, Page 35 of the records of Skagit County, State of Washington, EXCEPT the West 1 foot thereof, ALSO EXCEPT those portions as conveyed to Skagit County for road purposes by Deeds recorded under Auditor's File Nos. 775532 and 199911120017, records of Skagit County, Washington.

(Formerly described as Unit 9, "Kendall Place Condominium", (a condominium), according to the declaration thereof, recorded January 24, 2007, under Auditor's File No. 200701240073, and any amendments thereto, records of Skagit County, Washington.)

EXHIBIT B
22-15048-KH

1. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF :

Grantee: County of Skagit
Dated: OCTOBER 16, 1972
Recorded: OCTOBER 17, 1972
Auditor's No.: 775532
Purpose: Access for placement of utility lines
Area Affected: The North 5 feet of the subject property

2. Easement, affecting a portion of subject property for the purpose of ingress gress for natural gas pipelines including terms and provisions thereof granted to Cascade Natural Gas corporation recorded May 24, 2006 as Auditor's File No. 200605240036.

3. Easement, affecting a portion of subject property for the purpose of Utilities including terms and provisions thereof granted to Comcast of Washington IV, Inc., recorded August 11, 2006, as Auditor's File No. 200608110158.

4. Easement affecting a portion of subject property and for the purpose of various services see document for particulars, in favor of Public Utility District No.1 of Skagit County, recorded October 24, 2006, as Auditor's File No. 200610240038.

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 Kendall Place Condominium recorded January 24, 2007 and September 17, 2021, as Auditor's File Nos. 200701240072 and 202109170133.

6. Terms and Provisions of Amendment No. 2 to Condominium Declaration for Kendal Place Condominium recorded September 17, 2021 as Auditor's File No. 202109170132.