

When recorded return to:

Justin Hendrickson
14020 66th Street Northeast
Lake Stevens, WA 98258

GNW 22-17036

STATUTORY WARRANTY DEED

THE GRANTOR(S) Denise C. Guglielmo Mitchell, who acquired title as Denise C. Guglielmo, as her separate estate and John Mitchell, her husband as to any interest, 2645 Steller Lane, Custer, WA 98240,

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

in hand paid, conveys, and warrants to Justin Hendrickson, 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:
Lot 28, Brickyard Meadows, Div. No. 1

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): P119311

Dated: 10/28/2022

Denise C. Guglielmo Mitchell
Denise C. Guglielmo-Mitchell

John Mitchell
John Mitchell Johnny mitchell

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224423

Oct 31 2022

Amount Paid \$7216.20
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-17036-KH

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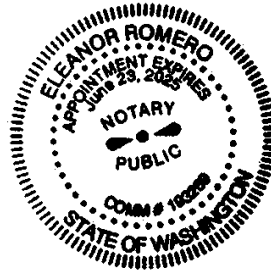
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 28th day of October, 2022 by Denise C. Guglielmo-Mitchell and ~~John~~ Mitchell. *Johnny

Eleanor Romero
Signature

Notary
Title

My commission expires: 6/23/2025



Statutory Warranty Deed
LPB 10-05

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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 427 Klinger Street, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P119311

Property Description:

Lot 28, PLAT OF BRICKYARD MEADOWS - DIV. I, according to the plat thereof, recorded July 15, 2002 under Auditor's File No. 200207150172, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

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10. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded October 9, 2001, as Auditor's File No. 200110090060

11. 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 Brickyard Meadows Division No. 1 recorded July 15, 2002 as Auditor's File No. 200207150172.

12. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Vine Street Investors, LLC, recorded July 12, 2002 as Auditor's File No. 200207150173. Above covenants, conditions and restrictions were amended and recorded December 28, 2004 as Auditor's File No. 200412280122.