

When recorded return to:

Janet Miesel
120 East George Hopper Road, 215
Burlington, WA 98233

GNW 23-19038

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238708

Nov 09 2023

Amount Paid \$9740.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joshua Top and Rebecca Top, a married couple, 11194 Bayview Edison Road, Mount Vernon, WA 98273,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Janet Miesel, an unmarried woman

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:
TRACT 3, JOHNSON'S REPLAT OF TRACT 14, SEDRO HOME ACREAGE, PLAT NO. 2

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): P76536

Dated: 11-8-2023

Joshua Top

Rebecca Top

Statutory Warranty Deed
LPB 10-05

Order No.: 23-19038-KH

Page 1 of 4

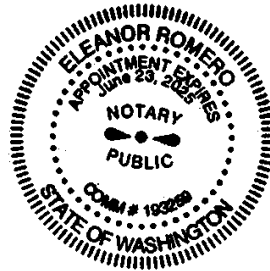
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 8th day of November, 2023 by Joshua Top and Rebecca Top.

Eleanor Romero
Signature

Notary
Title

My commission expires: 6/23/2025



Statutory Warranty Deed
LPB 10-05

Order No.: 23-19038-KH

Page 2 of 4

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 807 Waldron Street, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P76536

Property Description:

TRACT 3, JOHNSON'S REPLAT OF TRACT 14, SEDRO HOME ACREAGE, PLAT NO. 2, AS PER PLAT
RECORDED IN VOLUME 7 OF PLATS, PAGE 36, RECORDS OF SKAGIT COUNTY.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT B

23-19038-KH

12. 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 JOHNSON'S REPLAT OF TRACT 14, SEDRO HOME ACREAGE, PLAT NO. 2 recorded April 6, 1955 as Auditor's File No. 515766.

13. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on November 24, 2021 as Auditor's File No. 202111240007 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.