

UNRECORDED



Skagit County Auditor
7/7/2017 Page 1 of 3 4:04PM \$75.00

AFTER RECORDING MAIL TO:

Mr. Michael J. Xaver, Trustee
447 Timberland Loop
Mount Vernon, WA 98273

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-163290-OE

Land Title and Escrow **Statutory Warranty Deed**

THE GRANTOR PW CREEK, INC., a Washington Corporation for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **MICHAEL J. XAVER** and **LAUREN H. XAVER**, as Trustees of the **Michael J. Xaver and Lauren H. Xaver Revocable Living Trust**, dated May 15, 2015 the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal: Lot 54, Twin Brooks, Phase 3 LU-05-024

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 6035-000-054-0000, P133119

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 01-163290-OE.

Dated June 30, 2017

PW Creek, Inc.

Kendra Decker
By: Kendra Decker, Vice President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173100
JUL 07 2017

Amount Paid \$ 776.26
Skagit Co. Treasurer
By *mb* Deputy

UNOFFICIAL DOCUMENT

STATE OF Washington }
COUNTY Skagit } SS:
OF _____

I certify that I know or have satisfactory evidence that

Kendra F. Decker
_____ is/are the _____ who appeared before
me, and said person(s) acknowledge she signed this instrument, on oath She is
is/are authorized to execute the instrument and acknowledge that as the
Vice President of PW Creek, Inc., a Washington limited liability company
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this
instrument.

Dated: July 6th 2017

Diana K. Whitney

Notary Public
State of Washington
DIANA K WHITNEY
MY COMMISSION EXPIRES
May 15, 2021

Notary Public in and for the State Washington
Residing Bon
My appointment 15 MAY 2021

LPB

EXHIBIT A

Lot 54, "PLAT OF TWIN BROOKS PHASE 3 LU-05-024," as per plat approved April 15, 2016 and recorded April 21, 2016 under Auditor's File No. 201604210098, being a re-record and correction of Auditor's File No. 201604150158, records of Skagit County, Washington.
Situate in the City of Mount Vernon, County of Skagit, State of Washington.