

AFTER RECORDING MAIL TO:

Heather Steffen, Grant Simms
2704 M Avenue
Anacortes, WA 98221



201901280120

01/28/2019 03:18 PM Pages: 1 of 2 Fees: \$100.00
Skagit County Auditor

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-170521-OE ✓

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR CLYDE JEROME WATKINS, SUCCESSOR TRUSTEE OF THE HARRY O. AND SYLVIA D. WATKINS TRUST AND SUCCESSORS for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to HEATHER STEFFEN and GRANT SIMMS, each an unmarried person, each as their separate property the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

* A.
Lot 1, "REPLAT OF LOTS 25 - 48, VIEW ACRES ADDITION TO ANACORTES, WASH.," as per plat recorded in Volume 7 of Plats, page 85, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Tax Parcel Number(s): 3836-000-001-0003, P60540

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. 02-170521-OE

Dated January 25, 2019

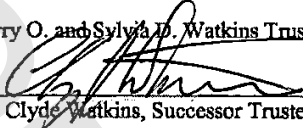
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 286

JAN 28 2019

Amount Paid \$ 5523.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

Harry O. and Sylvia D. Watkins Trust


By: Clyde Watkins, Successor Trustee

STATE OF Washington }
COUNTY OF KING } SS:

I certify that I know or have satisfactory evidence that Clyde Watkins is/are the person(s) who appeared before me, and said person(s) acknowledge he/she/they signed this instrument, on oath stated he/she/they is/are authorized to execute the instrument and acknowledge that as the Successor Trustee of Harry O. and Sylvia D. Watkins Trust to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 1/25/2019



Notary Public
State of Washington
MICHELLE RAMOS
My Appointment Expires Aug 29, 2019

Notary Public in and for the State of Washington
Residing Salt Lake, WA
My appointment expires: 08/29/2019