

When recorded return to:

Mr. and Mrs. Mark Watkinson,
16936 Bradshaw Road
Mt Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-3537
Aug 21 2019
Amount Paid \$9706.00
Skagit County Treasurer
By Marilyn Martich Deputy

Filed for record at the request of
Land Title and Escrow of Island Co.
Escrow No.: 05-173235-OE
Title Order No.: 05-173235-OE Land Title and Escrow

Statutory Warranty Deed

Grantor(s): Ruth Diane Roberts, a single woman
Grantee(s): MARK S. WATKINSON and MARGUERITE D. WATKINSON, as Co-Trustees of the
WATKINSON FAMILY TRUST, dated January 10, 2018

Abbreviated Legal:
Lot 53, "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.
Assessor's Tax Parcel Number(s): 6035-000-053-0000, P133118

THE GRANTOR Ruth Diane Roberts, a single woman for and in consideration of FIVE
HUNDRED FORTY FIVE THOUSAND AND NO/100 in hand paid, conveys and warrants to
MARK S. WATKINSON and MARGUERITE D. WATKINSON, as Co-Trustees of the
WATKINSON FAMILY TRUST, dated January 10, 2018 the following described real estate,
situated in the County of Skagit, State of Washington

Lot 53, "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.

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 Company's Preliminary Commitment No. 05-
173235-OE.

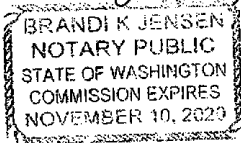
Dated August 16, 2019

Ruth Diane Roberts
Ruth Diane Roberts

STATE OF Washington)
COUNTY OF Snohomish) SS:

I certify that I know or have satisfactory evidence that Ruth Diane Roberts is/are the person(s) who
appeared before me, and said person(s) acknowledged that he /she/ they signed this instrument and
acknowledged it to be his /her /their free and voluntary act for the uses and purposes mentioned in this
instrument.

Dated: August 19 2019 [Signature]



Brandi K. Jensen
Notary Public in and for the State of Washington
Residing at Camano Island
My appointment expires: 11-10-20