

**AFTER RECORDING MAIL TO:**

**N. Thomas and Debra F. Luehmann**  
1050 Glen Street  
Edmonds, WA 98020

**Filed for Record at Request of:**  
**Land Title & Escrow of Skagit & Island County**  
**Escrow No.: 01-174570-OE**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-522  
Feb 12 2020  
Amount Paid \$8450.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

**Statutory Warranty Deed**

**THE GRANTORS SCOTT GANHS and SHARLEEN GANHS, husband and wife** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **N. THOMAS LUEHMANN and DEBRA F. LUEHMANN husband and wife** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:  
Lot 45, Nookachamp Hills PUD, Ph. 1

**For Full Legal See Attached Exhibit "A"**

Tax Parcel Number(s): **4722-000-045-0000, P113886**

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. 01-174570-OE.

Dated **February 7, 2020**

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Scott Ganhs  
Scott Ganhs

Sharleen Ganhs  
Sharleen Ganhs

STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Scott Ganhs and Sharleen Ganhs 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: February 7, 2020



Karen Ashley  
Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: 9/11/2022

**EXHIBIT A**

Lot 45, "NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE I," as per plat recorded in Volume 17 of Plats, pages 26 through 31, inclusive, records of Skagit County, Washington.  
Situatē in the County of Skagit, State of Washington.