

AFTER RECORDING MAIL TO:

**Bernard Koen Jr. and Wendy Koen
32818 Mira Street
Menifee, CA 92584**

**Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-176905-OE**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-1185
Mar 31 2020
Amount Paid \$10274.50
Skagit County Treasurer
By Marissa Guerrero Deputy

Statutory Warranty Deed

THE GRANTOR CAROLYN R. COUNTS, TRUSTEE OF THE CAROLYN R. COUNTS TRUST, DATED AUGUST 30, 2011 for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **BERNARD KOEN, JR. and WENDY KOEN, a married couple** the following described real estate, situated in the County of **Skagit**, State of **Washington**.

Abbreviated Legal:
Lot 11, Westpark.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s):
4778-000-011-0000, P118093

Subject to the 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, Order No. 01-176905-OE.

Dated **March 26, 2020**

The Carolyn R. Counts Living Trust dated
August 30, 2011

Carolyn Counts
By: Carolyn R. Counts, Trustee

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Carolyn R. Counts** is the person(s) who appeared before me, and said person(s) acknowledge **she** signed this instrument, on oath stated **she is** authorized to execute the instrument and acknowledge that as the **Trustee** of **The Carolyn R. Counts Living Trust dated August 30, 2011** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: March 31, 2020

[Signature]

Brandi N. Dellinger
Notary Public in and for the State of Washington
Residing Sedro Woolley
My appointment expires: Nov. 15, 2022

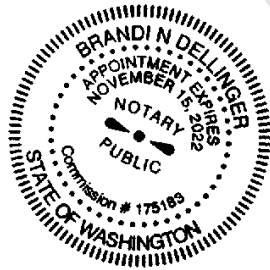


EXHIBIT A

Lot 11, "PLAT OF WESTPARK," according to the plat thereof recorded on May 31, 2001, under Auditor's File No. 200105310140, and amended by Affidavit of Minor Correction of Survey recorded January 7, 2003, under Auditor's File No. 200301070082, records of Skagit County, Washington.

Situate in the Town of Lyman, County of Skagit, State of Washington.