



202012300147

12/30/2020 03:50 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

GENERAL WARRANTY DEED

This instrument prepared by:
Jay A. Rosenberg, Rosenberg LPA, Washington State Bar Number 50102; 3805 Edwards Road,
Suite 550, Cincinnati, Ohio 45209.

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2020 5608
DEC 30 2020

Commitment Number: 27631062

Amount Paid \$ 0
Skagit Co. Treasurer
By *HTB* Deputy

EXEMPT FROM TRANSFER TAX
WAC 458-61A-203(2) conveyance in fulfillment of settlement agreement incident to divorce

ASSESSOR PARCEL IDENTIFICATION NUMBER:
P121322

ABBREVIATED LEGAL Lot 18, Sauk Mountain View Estates South - a Planned
Residential Development Phase 2

Kasie Walters, unmarried, whose mailing address is **1428 Vecchio Court Sedro Woolley, WA 98284** formerly married to grantee and now divorced from each other pursuant to a judgment of divorce filed in Skagit County, WA in case #20-3-00155-29, hereinafter grantor, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, conveys and warrants with general warranty covenants to **Justin Thelen**, an unmarried man, hereinafter grantee, whose tax mailing address is **1428 Vecchio Court Sedro Woolley, WA 98284**, the following real property:

Lot 18, Sauk Mountain View Estates South - a Planned Residential Development Phase 2, according to the Plat thereof, recorded January 29, 2004, under Auditor's File No. 200401290101, records of Skagit County, Washington

Property Address is: 1428 Vecchio Court Sedro Woolley, WA 98284.

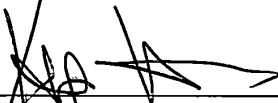
Prior instrument reference: 201707120080

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on December 8, 2020:



Kasie Walters

STATE OF Washington
COUNTY OF Skagit

The foregoing instrument was acknowledged before me on December 8th, 2020 by **Kasie Walters** who ~~is personally known to me or~~ has produced WA State Drivers License as identification, and furthermore, the aforementioned person has acknowledged that her signature was her free and voluntary act for the purposes set forth in this instrument.



Notary Public

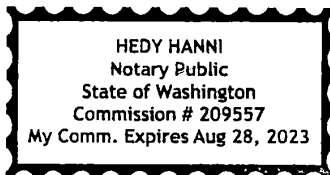


Exhibit A To Real Estate Tax Affidavit

The following described property: Lot 18, Sauk Mountain View Estates South - a Planned Residential Development Phase 2, according to the Plat thereof, recorded January 29, 2004, under Auditor's File No. 200401290101, records of Skagit County, Washington. Abbreviated Legal: Lt 18, Mountain View Estates South, Skagit County, Washington. Assessor's Parcel No: P121322

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Property Address: 1428 Vecchio Court Sedro Woolley, WA 98284