

When recorded return to:

Andrew Neeld and Avery Wagner
283 Klinger Street
Sedro-Woolley, WA 98284

201906-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Brian Sherpe and Chloe Sherpe, a married couple**

for and in consideration of FOUR HUNDRED THIRTY THOUSAND AND 00/100 Dollars
(\$430,000.00)

in hand paid, conveys, and warrants to **Andrew Neeld, an unmarried person and Avery Wagner, an unmarried person**

the following described real estate, situated in the County Skagit, State of Washington:

For Full Legal See Attached "Exhibit A"

Abbreviated Legal: (Required if full legal not inserted above.)

Lot 53, Klinger Estates

Tax Parcel Number(s): 4891-000-053-0000/P124471

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4013


Aug 30 2021

Amount Paid \$6885.00
Skagit County Treasurer
By Lena Thompson Deputy


Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown Land Title Company's Preliminary Commitment No. 201906-LT.

(attached to Statutory Warranty Deed)

Dated: August 26, 2021



Brian Sherpe

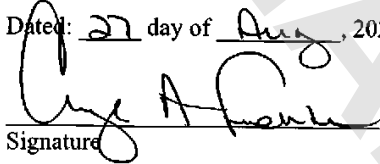


Chloe Sherpe

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Brian Sherpe and Chloe Sherpe is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 27 day of Aug, 2021



Signature

Notary

Title

My appointment expires: 3-7-24

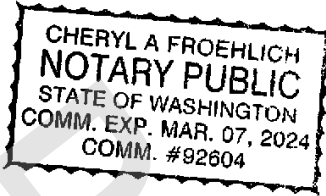


Exhibit A

Lot 53, "PLAT OF KLINGER ESTATES," as per plat recorded under Auditor's File No. 200605080213, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.