

When recorded return to:

Bryan Benson and Maria Ines Giuliani Benson
3702 West 2nd Street
Anacortes, WA 98221

Land Title and Escrow
202044-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Thomas L. Kilpatrick, Jr., as sole Trustee of the Thomas and LaVar Kilpatrick Family Trust, dated December 24, 2013** for and in consideration of **SIX HUNDRED TEN THOUSAND AND 00/100 Dollars (\$610,000.00)** in hand paid, conveys, and warrants to **Maria Ines Giuliani Benson and Bryan Benson, a married couple** the following described real estate, situated in the County Skagit, State of Washington:

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

Lots 1, 2, 3 and Ptn. Lot 4, Block 1203, Northern Pacific Add to Anacortes

Tax Parcel Number(s): 3809-203-004-0003/P58271

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-4237
Sep 14 2021
Amount Paid \$9963.00
Skagit County Treasurer
By Lena Thompson Deputy

For Full Legal See Attached "Exhibit A"

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record if any.

Dated: September 2, 2021

Thomas and LaVar Kilpatrick Family Trust dated December 24, 2013

By: Thomas L. Kilpatrick, Jr.
Thomas L. Kilpatrick, Jr., Sole Trustee

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Thomas L. Kilpatrick, Jr., is the person who appeared before me, and said person acknowledged that they signed this instrument, on oath stated they are authorized to execute the instrument as trustee of the Thomas and LaVar Kilpatrick Family Trust to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 9 day of SEP, 2021

Brianna Maldonado
Signature

LPD Notary public
Title

My appointment expires: 08/30/2025

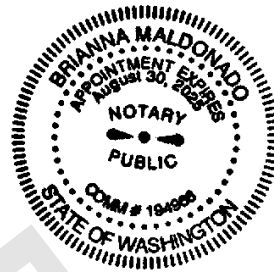


Exhibit A

Lots 1, 2, 3 and the East 10 feet of Lot 4, Block 1203, "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded In Volume 2 of Plats, page 9, records of Skagit County, Washington, also being known as Tract "A" of Survey recorded under Auditor's File No. 8903140033, records of Skagit County, Washington.

Situated in the County of Skagit, State of Washington.