

When recorded return to:

Robert Derrick Gerst and Karen Lynne Gerst  
3052 East 5th Avenue  
Durango, CO 81301

Land Title & Escrow  
202778-LT

### STATUTORY WARRANTY DEED

THE GRANTOR(S) **James H. Neece and Virginia P. Neece, a married couple** for and in consideration of Ten Dollars and Other Good and Valuable Consideration in hand paid, conveys, and warrants to **Robert Derrick Gerst and Karen Lynne Gerst, 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.)

Lot 3, The Woods at Sunset Cove

Tax Parcel Number(s): 4941-000-003-0000/P126710

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4966

Oct 28 2021

Amount Paid \$7845.00  
Skagit County Treasurer  
By Josie Bear Deputy

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

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

Dated: October 25, 2021

James H. Neece  
James H. Neece

Virginia P. Neece  
Virginia P. Neece

STATE OF WASHINGTON

COUNTY OF San Juan

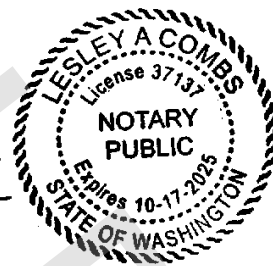
I certify that I know or have satisfactory evidence that James H. Neece and Virginia P. Neece are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 26 day of Oct, 2021

Lesley A Combs  
Signature

Notary  
Title

My appointment expires: 10-17-2025



**Exhibit A**

Lot 3, "THE WOODS AT SUNSET COVE," as approved October 15, 2007, recorded October 17, 2007 under Auditor's File No. 200710170081, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.