

AFTER RECORDING MAIL TO:

SHEREE L. CHRISTOPHER
111 S. GREENFIELD ROAD
UNIT 725
MESA, AZ 85206

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20221824
Date 05/03/2022

WARRANTY DEED

Grantor(s): CLARA MAXINE ROBINSON

Grantee(s): CLARA M. ROBINSON, TRUSTEE
SHEREE LORNA CHRISTOPHER, TRUSTEE
ROBINSON LIVING TRUST DATED MAY 3, 2021

Abbreviated Legal: LOT 158, BLOCK 1, LAKE CAVANAUGH DIVISION #3

Additional legal(s) on page: EXHIBIT A

Assessor's Tax Parcel Number(s): P66931

THE GRANTOR, CLARA MAXINE ROBINSON, a widow (herein, "Grantor"), whose address is 111 S. Greenfield Road, Unit 725, Mesa, AZ 85206, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, hereby conveys and warrants to CLARA M. ROBINSON AND SHEREE LORNA CHRISTOPHER, TRUSTEES, or any successors in trust, under the ROBINSON LIVING TRUST dated May 3, 2021 and any amendments thereto (herein, "Grantee"), whose address is 111 S. Greenfield Road, Unit 725, Mesa, AZ 85206, all of Grantor's interest in and to the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 33354 West Shore Drive, Mount Vernon, WA 98274

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

Said property being the same property conveyed to Grantor and as described in instrument recorded on June 1, 1973, in Volume 119, Page 10, as Recording Number 785846.

Dated this April 27, 2022.

GRANTOR:

Clara Maxine Robinson
Clara Maxine Robinson

STATE OF Arizona
COUNTY OF Maricopa

On this day personally appeared before me Clara Maxine Robinson, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged signing the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

Dated: 04 / 27 / 2022

[AFFIX NOTARY INK STAMP]

Peter Reiner
Print name: Peter Reiner
Notary Public in and for the State of Arizona
Residing at: The UPS Store
My commission expires: 08 / 16 / 2024

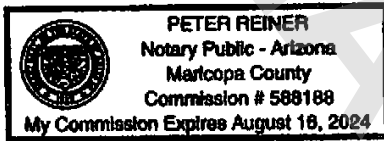


EXHIBIT A**[Legal Description]**

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

LOT 158, BLOCK 1, LAKE CAVANAUGH DIVISION NO. 3, AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGES 25 THROUGH 31 INCLUSIVE, RECORDS OF SKAGIT COUNTY;

Subject To:

Restrictions contained in the plat of said subdivision.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.