

When recorded return to:

Shawn Kauffman and Ana Kauffman
5823 60th Drive Northeast
Marysville, WA 98270

GNW 22-16694

STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas A. Schroers and Irene Schroers, a married couple, Susan Stockinger, a married person as her separate estate, Jeanne Hanna, an unmarried person and Jana Asher, an unmarried person, 33614 Bamboo Lane, Mount Vernon, WA 98274,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Shawn Kauffman and Ana Kauffman, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Lot 2, Block 3, LAKE CAVANAUGH DIV. 3

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P66999

Dated: September 28, 2022

Irene Schroers
Thomas A. Schroers Irene Schroers

Thomas A. Schroers
Irene Schroers Thomas A. Schroers

Susan Stockinger
Susan Stockinger

Jeanne Hanna
Jeanne Hanna

Jana Asher
Jana Asher

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20224000
Sep 30 2022
Amount Paid \$1605.00
Skagit County Treasurer
By Lena Thompson Deputy

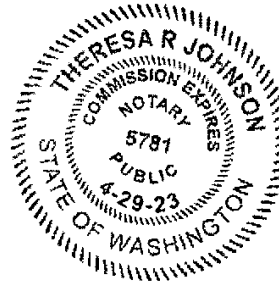
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 28th day of September, 2022 by Thomas A. Schroers, Irene Schroers, Susan Stockinger, Jeanne Hanna and Jana Asher.

Theresa R Johnson
Signature

Notary
Title

My commission expires: 4-29-23



Statutory Warranty Deed
LPB 10-05

Order No.: 22-16694-TJ

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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 33467 West Shore Drive, Mount Vernon, WA 98274
Tax Parcel Number(s): P66999

Property Description:

Lot 2, Block 3, LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 3, according to Volume 6 of Plats, Pages 25 through 31, revised, inclusive, records of Skagit County, Washington.

Statutory Warranty Deed
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EXHIBIT B

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1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey:

Name: LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 3

Recorded: July 1, 1948

Auditor's No.: Volume 6 page 25-31

2. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: August 19, 2021 & September 13, 2021

Auditor's No.: 202108190002 & 202109130240

Statutory Warranty Deed
LPB 10-05

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