

AFTER RECORDING MAIL TO:

Lynette Prudnick
23547 Buchanan Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20224780
Dec 02 2022
Amount Paid \$3781.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Escrow No. 22110177LC
Title Order No. 620053159

CHICAGO TITLE
620053159

THE GRANTOR(S) Utopia Homes, LLC, a Washington limited liability company

for and in consideration of Ten Dollars and other good and valuable consideration

in hand paid, conveys, and warrants to Lynette Prudnick, an unmarried person *X LP*

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

LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 2, "PLAT OF CLEAR LAKE, SKAGIT COUNTY, WASHINGTON, " AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE(S) 22 AND 23, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THAT PORTION OF VACATED DAY STREET (VACATED ON AUGUST 21, 1950 BY PROCEEDINGS OF THE COUNTY COMMISSIONERS OF SKAGIT COUNTY, APPEARING IN VOLUME 24 OF COMMISSIONERS RECORDS, PAGE 464) WHICH UPON SAID VACATION, REVERTED TO SAID OPERATION OF LAW. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required is full legal not inserted above) LTS 1, 2, 3, 4, 5, 6 & ptn Day St, BLK 2, PLAT OF CLEAR LAKE, SKAGIT COUNTY, WA

Tax Parcel Number(s): P74769 /4138-002-006-0007

Subject to: All easements, restrictions, reservations, conditions, covenants and agreements of record, if any, along with those delineated in Preliminary Title Commitment 620053159, issued by Chicago Title Insurance Company

Dated: 12/01/2022

Utopia Homes, LLC, a Washington limited liability company

BY: *JFC*
John F Carey, managing member

STATE OF Washington) ss.
COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that John F Carey is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the managing member of Utopia Homes, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 15th day of December, 2022

[Signature]
Felicia Marie Cisneros
Notary Public in and for the State of Washington
residing at Arlington
My Commission Expires: 11/28/25

