



202301090033

01/09/2023 10:53 AM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor

When recorded return to:  
Lisa Aynes  
38019 Braack Lane  
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2023 5133  
JAN 9 2023

Amount Paid \$ 0  
Skagit Co. Treasurer  
By Deputy

**WARRANTY DEED**

THE GRANTOR(S)  
Kelli Ann Rosellini

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **KELLI ANN ROSELLINI**, hereinafter referred to as "Grantor" does hereby gran, convey and warrant unto **LISA ANN AYNES**, the hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying the County of Skagit, State of Washington, to-wit

Lot 194, "CEDERGROVE ON THE SKAGIT", according to the plot recorded in Volume 9 of Plats, Pages 48-51, inclusive, records of Skagit County, Washington.

Assessor's Tax Parcel Number(s): 3877-00-194-0018 — P64276

Prior instrument reference: Book 1980, Page 0383, Document No. 9904270099, of the Recorder of Skagit County, Washington.

LESS AND EXCEPT all oil, gas and minerals, bove described property owned by Grantor, if any, on and under the described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, right-of-way protective covenants and minerals reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for the Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee is lawfully seized in fee simple of said premises; that the premises are free from all

encumbrances, unless otherwise listed above: that the Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for the year of 2022 X shall be prorated between Grantor and Grantee as of date selected by Grantor and Grantee, or paid by Grantee, or paid by Grantor

The property herein conveyed in not part of the homestead of Grantor or is part of a Grantor and if Grantor Is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor(S) hand(S) this day of December 2022

Kelli Ann Rosellini

Grantor

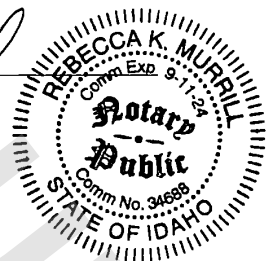
KELLI ANN ROSELLINI

STATE OF ~~WASHINGTON~~ <sup>AM.</sup> **IDAHO** } ss.  
COUNTY OF ~~SKAGIT~~ **NEZ PERCE**

On this day personally appeared before me Kelli Ann Rosellini, to me known to be the individual(S) described in and who executed the within and foregoing instrument and acknowledged that he/she/they signed as his/her/their free and voluntary act of deed, for the uses and purposes therein mentioned. Given under my hand and seal of office this 20 day of December 2022

My Commission Expires  
9-11-2024

Rebecca A. Murrill  
Notary name printed or typed:  
Notary Public in and for the State of Idaho  
Residing in Lewiston ID



**Grantor(s) Name, Address, Phone:**  
KELLI ANN ROSELLINI  
1399 Freeman Creek Rd.  
Kendrick, ID 83537  
(208) 827 0309

**Grantee(s) Name, Address, Phone:**  
LISA ANN AYNES  
38019 Braack Lane  
Concrete, WA 98237  
(360)708 0526

CONTINUE TO SEND TAX STATEMENTS  
TO GRANTEE'S LENDER

Affidavit

IDAHO )  
STATE OF ~~WASHINGTON~~ )  
NEZ PERCE ) SS KR  
COUNTY OF ~~SKAGIT~~ )

KELLI ANN ROSELLINI, being duly sworn, deposes and says:

That a certain Deed dated day of December 2022, was executed by KELLI ANN ROSELLINI, Grantor to LISA ANN AYNES, Grantee and to be recorded in Official Records of SKAGIT County, State of WASHINGTON.

That said Deed was adequate conveyance, signed freely and was fairly mad adequate consideration and that there are no other agreements or reservations, oral or written, with respect to the land described in said deed, which was delivered to the Grantee.

That affiant will testify, declare and/or depose before any person, officer and/or court as to the truth of the facts hereinabove set forth.

Further sayeth affiant not.

Kelli Ann Rosellini SS# 560-86-4447  
KELLI ANN ROSELLINI

STATE OF WASHINGTON  
COUNTY OF SKAGIT

ON THIS day of December 2022, KELLI ANN ROSELLINI personally appeared before me and satisfactorily proven the same to be the person (s) whose name subscribed to the above instrument, who acknowledge that he/she/they executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I hereunto set my name and official seal.

JURAT

State of Idaho  
County of Nez Perce  
Subscribed and sworn/affirmed to before me this 20<sup>th</sup> day of Dec  
2022, by Kelli Ann Rosellini  
Rebecca Murill  
Notary Public  
My Commission Expires: 9-11-2024

