

POOR ORIGINAL

202301130010

01/13/2023 09:44 AM Pages: 1 of 1 Fees: \$203.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023-5176
JAN 12 2023

Amount Paid \$ 6805.00
Skagit Co. Treasurer
By LT Deputy

When recorded return to:

Douglas J Yuhl
124 S. 25th Street
Mount Vernon, WA 98274

Filed for Record at Request of
Northwest Escrow, I.L.C
Escrow Number: 22-1873

BARGAIN AND SALE DEED

THE GRANTOR Sherry L. Wamba of Cascade Guardianship Services, Inc. Personal Representative of the Estate of Judy A. Brown, Deceased, Superior Court of the State of Washington, Skagit County, Probate Cause No. 21-4-00130-29 or and in consideration of FOUR HUNDRED TWENTY FIVE THOUSAND AND NO/100 Dollars \$425,000.00, in hand paid, bargains, sells, and conveys to Douglas Yuhl, an ~~unmarried individual~~ and Courtney Cloud, an ~~unmarried individual~~ the following described estate, situated in the County of Skagit, State of Washington:

Let 4 Short Plat No. MV-7-93, approved November 19, 1993, recorded November 19, 1993 in Volume 11 of Short Plats, page 24, under Auditor's File No. 9311190114, records of Skagit County, Washington, and being a portion of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 21, Township 34 North, Range 4 East W.M.

Situated in Skagit County, Washington

Tax Parcel Number(s): P103994

The Grantor for himself/herself and for his/her successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor and not otherwise, he/she will forever warrant and defend the said described real estate.

Dated: December 27th, 2022

Estate of Judy Brown, deceased

Sherry Wamba P.R.
By: Sherry Wamba, Personal Representative



STATE OF WASHINGTON)
COUNTY OF SNOHOMISH) SS:

I certify that I know or have satisfactory evidence that SHERRY WAMBA signed this instrument, on oath stated that SHE authorized to execute the instrument and acknowledged it as the PERSONAL REPRESENTATIVE of JUDY BROWN ESTATE / CASCADE GUARDIAN SERVICES to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 12.29.2022

Tonya L. Sprague
Notary Public in and for the State of WASHINGTON
Residing at Everett
My appointment expires: 3.19.2023