

AFTER RECORDING MAIL TO:

Amy Johnson
1117 North Waugh Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20238460
Oct 19 2023
Amount Paid \$9010.20
Skagit County Treasurer
By Lena Thompson Deputy

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

STATUTORY WARRANTY DEED

File No: **4244-4104917 (SD)** *CYNTC 23-19045-TO*

Grantor(s): **Nickolas Betcher, an unmarried man now and at all times since the date of acquiring title on June 28, 2023**

Grantee(s): **Amy Johnson, a single person and Kehlan Kruger, a single person**

Abbreviated Legal: **Section 16, Township 34 North, Range 4 East - SE SE (aka Lot 1 MV SP No. LU04-022)**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P25522/340416-4-015-0201**

THE GRANTOR(S) Nickolas Betcher, an unmarried man now and at all times since the date of acquiring title on June 28, 2023 for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys and warrants to **Amy Johnson, a single person and Kehlan Kruger, a single person**, the following described real estate, situated in the County of Skagit, State of Washington.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

Lot 1, City of Mount Vernon Short Plat No. LU04-022, entitled "THUNDERBIRD TERRACE SHORT PLAT", approved March 2, 2005, recorded March 7, 2005 under Skagit County Auditor's File No. 200503070126, being a portion of the Southeast 1/4 of the Southeast 1/4 of Section 16, Township 34 North, Range 4 East, W.M.

Subject To: 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.

APN: P25522/340416-4-015-0201

Statutory Warranty Deed
- continued

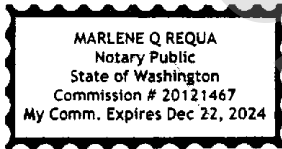
File No.: 4244-4104917 (SD)

Dated: 10-17-2023

Nickolas Betcher
Nickolas Betcher

STATE OF Washington)
COUNTY OF KING)-ss
~~Skagit~~)

This record was acknowledged before me on Oct 17, 2023 by **Nickolas Betcher.**



Marlene Q. Requa
Notary Public
My commission expires: 12-22-2024