

202406140050

06/14/2024 01:19 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

When recorded return to:
Sandra Chao and Ben Chao
8320 NE 163rd Pl Kenmore,
WA 98028

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20240984
Jun 14 2024
Amount Paid \$9562.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Order No.: NXPU-0550219

GNW 24-20570

THE GRANTOR(S)

Matt Keefe and Camille Keefe, a married couple

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys, and warrants to

Sandra Chao and Ben Chao, a married couple

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

Lot 8 and the South half of Lot 9, McEwen's Addition, as per plat recorded in Volume 7 of plats, page
96, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Abbreviated Legal: Lot 8 & Ptn. Lot 9, McEwen's Add.

Subject to Matters, Restrictions, Covenants, Conditions, and Easements of Record

Tax Parcel Number(s): P67380/3951-000-009-0004

Dated: June 12, 2024

[Signature]
Matt Keefe

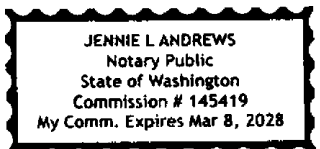
[Signature]
Camille Keefe

STATE OF WASHINGTON
COUNTY OF Skagit

This record was acknowledged before me on June 12, 2024 by Matt Keefe.

Stamp

[Signature]
Jennie L. Andrews
Notary Public In & for WA State
My commission expires: 03/08/2028
Resides in: Island County

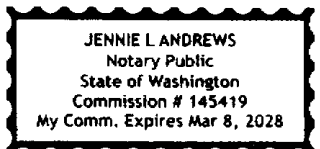


STATE OF WASHINGTON
COUNTY OF Skagit

This record was acknowledged before me on June 12, 2024 by Camille Keefe.

Stamp

[Signature]
Jennie L. Andrews
Notary Public In & for WA State
My commission expires: 03/08/2028
Resides in: Island County



Subject to - Deed Exception(s):

ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY: Plat/Subdivision
Name: McEwen's Addition
Recorded: April 20, 1959
Auditor's No.: 579289

ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:
Plat/Subdivision Name: Survey
Recorded: July 12, 1994
Auditor's No.: 9407120115

Regulatory notice/agreement regarding Title Notification - Special Flood Hazard Area that may include covenants, conditions and restrictions affecting the subject property, recorded June 18, 2003 as Auditor's File No. 200306180015.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.