

AFTER RECORDING MAIL TO:
Brian Robert Larkin and Rachel McKenna Larkin
1912 N 30th Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241159
Jun 28 2024
Amount Paid \$5877.00
Skagit County Treasurer
By Lena Thompson Deputy

Chicago Title
620056613

Filed for Record at Request of: **WFG National Title Company of Washington, LLC**
Escrow Number: 24-152521

Statutory Warranty Deed

Abbreviated Legal: (0.0800 AC) LOT 17, PLAT OF TJ TOWNHOUSES, AS RECORDED
NOVEMBER 30, 2000 UNDER AUDITORS FILE NO. 200011300053, RECORDS OF SKA
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): P117604, P117604

THE GRANTOR **Sheena Teo**, a single person, for and in consideration of TEN DOLLARS AND
OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to
Brian Robert Larkin and Rachel McKenna Larkin, a married couple, the following described
real estate, situated in the County of Skagit, State of Washington:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Covenants, conditions, restrictions, easements and encumbrances of record as of
the date hereof.

Dated this 25 day of June, 24.

Sheena Teo
Sheena Teo

If checked, This notarial act involved the use of communication technology.

STATE OF Washington ss.
County of Skagit

This record was acknowledged before me on this 25 day of June, 2024 by Sheena Teo.

Jennifer Brazil
Notary Public for Washington
My commission expires: 7-25-2024

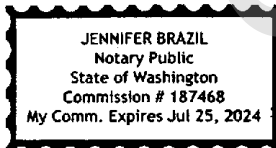


EXHIBIT "A"
LEGAL DESCRIPTION TO STATUTORY WARRANTY DEED

LOT 17, TJ TOWNHOUSES, AS RECORDED NOVEMBER 30, 2000, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200011390053, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

UNOFFICIAL DOCUMENT