

FILED FOR RECORD AT REQUEST OF,
WHEN RECORDED RETURN TO:

LEGACY ESTATE PLANNING, LLC
2320 130TH AVENUE NE, SUITE 230
BELLLEVUE, WA 98005

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20242895
Date 11/12/2024

SPACE ABOVE FOR RECORDER'S USE

WARRANTY DEED

DOCUMENTARY TRANSFER TAX -0-

No Title Search Done

TAX PARCEL NO. 117668 / 4771-000-007-0000

Commonly known as: 2407 Washington Court, Anacortes, WA 98221

Grantors, TIMOTHY W. CORNELIUS and LISA S. SCHERER, husband and wife, for and in consideration for transfer to a revocable trust, do hereby convey and warrant all interest in and to:

TIMOTHY W. CORNELIUS AND LISA S. M. SCHERER, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE CORNELIUS SCHERER TRUST DATED NOVEMBER 08, 2024, AND ANY AMENDMENTS THERETO

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

LOT 7, "PLAT OF SUNSET COVE ESTATES," AS PER PLAT RECORDED ON NOVEMBER 29, 2000, UNDER AUDITOR'S FILE NO. 200011290070, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations, and restrictions of record.

Power and authority are hereby conferred upon Trustee to protect, conserve, sell, lease, encumber, and otherwise to manage and to dispose of the above described property.

Date: November 08, 2024

