

202411250041

11/25/2024 12:43 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

POOR ORIGINAL

When recorded return to:

Sari Lisa Davison
3211 35th Avenue South
Seattle, WA 98144

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20243075

Nov 25 2024

Amount Paid \$9375.10
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 24-22138-TB

THE GRANTOR(S) **William E. Stokes and Sandra M. Stokes, Trustees of the William E. Stokes and Sandra M. Stokes Revocable Trust dated August 10, 2023, 2465 Widgeon Drive, Lake Havasu City, AZ 86403,**

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Sari Lisa Davison, an unmarried woman**

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

Lot 16 and the Southeasterly 10 feet of Lots 3 and 4, Block 6, MAP OF SYNDICATE ADDITION TO THE TOWN OF LACONNER, SKAGIT CO., WASH., as per plat recorded in Volume 2 of Plats, Page 109, records of Skagit County, Washington.

Abbreviated legal description: Property 1:

Lot 16 & Ptn. Lots 3 & 4, Block 6, MAP OF SYNDICATE ADDITION TO THE TOWN OF LACONNER

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 as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P74281/4128-006-016-0008 & P74274/4128-006-004-0101

Statutory Warranty Deed
LPB 10-05

Order No.: 24-22138-TB

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Dated: 11-22-24

the William E. Stokes and Sandra M. Stokes Revocable Trust dated August 10, 2023

By: *William E. Stokes*
William E. Stokes, Trustee

By: *Sandra M. Stokes*
Sandra M. Stokes, Trustee

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 22nd day of November, 2024 by William E. Stokes and Sandra M. Stokes, Trustees of the William E. Stokes and Sandra M. Stokes Revocable Trust dated August 10, 2023.

Scottia Bentley
Signature

Notary
Title

My commission expires: 05/10/27

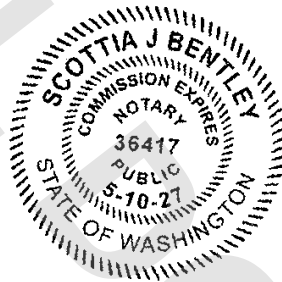


EXHIBIT A

24-22138-TB

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
4. Easements, claims of easement or encumbrances which are not shown by the public records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
6. (A) Unpatented mining claims.
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.
8. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
9. 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:
Name: Syndicate Addition to the Town of La Conner
Recorded: May 19, 1890
Auditor's No.: Volume 2, Page 109
10. 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:
Name: SOUTHFIELD PLANNED UNIT RESIDENTIAL DEVELOPMENT (P.U.R.D.)
Recorded: July 24, 2009
Auditor's No.: 200907240089

Statutory Warranty Deed
LPB 10-05

Order No.: 24-22138-TB

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