



201510020132

Skagit County Auditor \$73.00
10/2/2015 Page 1 of 2 2:11PM

When recorded return to:

Ms. Lauren Watts, David Groh
3910 Pueblo Heights
Mount Vernon, WA 98273

Filed for Record at Request of

Land Title and Escrow

Escrow Number: 153342-OE ✓

Grantor: Virginia H. Bevington, Trustee of the Virginia H. Bevington Revocable Trust
Grantee: Lauren Watts and David Groh

Land Title and Escrow Statutory Warranty Deed

THE GRANTOR VIRGINIA H. BEVINGTON, Trustee of the VIRGINIA H. BEVINGTON REVOCABLE TRUST for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to LAUREN WATTS, an unmarried person and DAVID GROH, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 120, Thunderbird E. 1st Add.

Lot 120, "THUNDERBIRD EAST FIRST ADDITION," as per plat recorded in Volume 12 of Plats, pages 20, 21 and 22, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Tax Parcel Number(s): 4379-000-120-0000, P80873

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 153342-OE.

Dated Sept 30, 2015

Virginia H. Bevington, Trustee of the Virginia H. Bevington Revocable Trust

Virginia H. Bevington
By: Virginia H. Bevington, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20154052
OCT 02 2015

Amount Paid \$ 4810.00
Skagit Co. Treasurer
By Chadson Deputy

STATE OF California }
County of _____ } SS:

I certify that I know or have satisfactory evidence that Virginia H. Bevington signed this instrument, on oath stated that She is authorized to execute the instrument and acknowledged it as the Trustee of The Virginia H. Bevington Revocable Trust to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of California
Residing at _____
My appointment expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

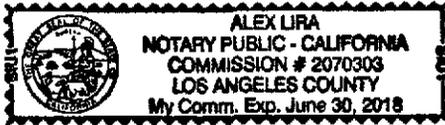
State of California

County of Los Angeles

On September 30, 2015 before me, Alex Lira, Notary Public,

Personally appeared Virginia H. Beverington
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature: [Signature]

Signature of Notary Public

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

Description of Attached Document

Title and Type of Document Statutory warranty DEED

Document Date _____ Number of Pages _____

Signer(s) Other Than Named Above: _____

Capacity Claimed by Signer(s)

Signer's Name: _____

Signer's Name: _____

- Corporate Officer - Title(s): _____
- Individual
- Partner --- Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT
OF SIGNER

- Corporate Officer - Title(s): _____
- Individual
- Partner --- Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT
OF SIGNER