

AFTER RECORDING MAIL TO:

James B. Geist and Rachael E. Geist  
24058 Priscilla Lane  
Mount Vernon, WA 98274



201701120066

Skagit County Auditor

\$74.00

1/12/2017 Page

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2 1:43PM

Filed for Record at Request of:  
First American Title Insurance Company

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GUARDIAN NORTHWEST TITLE CO.

112224

### STATUTORY WARRANTY DEED

File No: **4221-2791897 (TRS)**

Date: **January 11, 2017**

Grantor(s): **James Stephen Buck Revocable Living Trust**

Grantee(s): **James B. Geist and Rachael E. Geist**

Abbreviated Legal: **Lot 3, "LAKE VIEW HEIGHTS",**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P124317**

**THE GRANTOR(S) James Stephen Buck, as Trustee of the James Stephen Buck Revocable Living Trust, dated November 21, 2013 for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to James B. Geist and Rachael E. Geist, a married couple, the following described real estate, situated in the County of Skagit, State of Washington.**

**LEGAL DESCRIPTION:** Real property in the County of Skagit, State of Washington, described as follows:

**Lot 3, "LAKE VIEW HEIGHTS", as per plat recorded April 12, 2006 under Auditor's File No. 200604120075, records of Skagit County, Washington.**

Subject To: 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.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2017134  
JAN 12 2017

Amount Paid \$ 11,753.<sup>00</sup>  
Skagit Co. Treasurer  
By *WAM* Deputy

APN: P124317

Statutory Warranty Deed  
- continued

File No.: 4221-2791897 (TRS)

James Stephen Buck Revocable Living Trust

James Stephen Buck TRUSTEE  
James Stephen Buck, Trustee

STATE OF Washington )  
COUNTY OF Snohomish )-ss

I certify that I know or have satisfactory evidence that **James Stephen Buck** is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the **Trustee of James Stephen Buck Revocable Living Trust** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 1-12-17 Thomas S. Larson

Notary Public in and for the State of Washington  
Residing at: Wake Stevens  
My appointment expires: 3/19/18