

AFTER RECORDING MAIL TO:

LAW OFFICE OF COLE & GILDAY, P.C.  
10101 – 270<sup>th</sup> St. NW  
Stanwood, WA 98292



**201805180084**

05/18/2018 01:51 PM Pages: 1 of 2 Fees: \$75.00  
Skagit County Auditor

CHICAGO TITLE  
620034538

(FULFILLMENT)  
STATUTORY WARRANTY DEED

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|                    |  |
|--------------------|--|
| REFERENCE NO.:     | 201706020018   |
| GRANTOR:           | LENZ, Thomas J. & Cynthia L., husband and wife                             |
| GRANTEE:           | LUDWIG, John B. & Kayla, husband and wife                                  |
| LEGAL DESCRIPTION: | Lot 2, RIVER VALLEY ESTATES, Acre 9.16, recorded under<br>AFN 200702130030 |
| ASSESSOR'S TPN:    | 4920-000-002-0000/125888   |

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THE GRANTORS, THOMAS J. LENZ and CYNTHIA L. LENZ, husband and wife,  
for and in consideration of fulfillment of real estate contract dated May 30, 2017 in hand paid,  
convey and warrant to JOHN B. LUDWIG and KAYLA LUDWIG, husband and wife, the  
following described real estate:

Lot 2, "PLAT OF RIVER VALLEY ESTATE," as per plat recorded  
February 13, 2007 under Auditor's File No. 200702130030, records of  
Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

This deed is given in fulfillment of that certain real estate contract between the parties hereto  
dated May 30, 2017, and conditioned for the conveyance of the above described property, and  
the covenants of warranty herein contained shall not apply to any title, interest or encumbrance  
arising by, through or under the purchaser in said contract, and shall not apply to any taxes,  
assessments or other charges levied, assessed or becoming due subsequent to the date of said  
contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on June 2, 2017 Receipt No. 20172438. **\$ 3,066.60**

DATED this 27<sup>th</sup> day of April 2018.

*Thomas J. Lenz*  
Thomas J. Lenz

*Cynthia L. Lenz*  
Cynthia L. Lenz

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Fulfillment  
MAY 18 2018

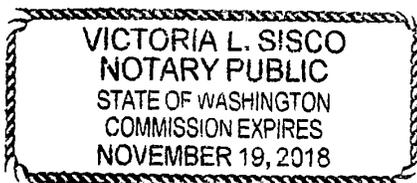
Amount Paid \$  
Skagit Co. Treasurer  
By *Judith*

Excise # 20172438  
\$ 3,066.60 on 6-02-17  
of # 20170602008

STATE OF WASHINGTON )  
 ) ss:  
COUNTY OF SNOHOMISH)

On this day personally appeared before me THOMAS J. LENZ and CYNTHIA L. LENZ, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 27<sup>th</sup> day of April, 2018.



*Victoria L. Sisco*  
NOTARY PUBLIC in and for the State of  
Washington, Residing at: *Stanwood*  
My appointment expires: *11/19/18*