



201901160087

01/16/2019 01:35 PM Pages: 1 of 2 Fees: \$100.00
Skagit County Auditor

AFTER RECORDING MAIL TO:

Craig Decker and Nancy Decker
945 Cook Rd
Sedro Woolley, WA 98284

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

Space above this line for Recorders use only

GUARDIAN NORTHWEST TITLE CO.

STATUTORY WARRANTY DEED

19-1338

File No: **4221-3174954 (SR)**

Date: **January 14, 2019**

Grantor(s): **New 2 U Homes LLC**
Grantee(s): **Craig Decker and Nancy Decker**
Abbreviated Legal:
Additional Legal on page:
Assessor's Tax Parcel No(s): **P131090**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 161
JAN 16 2019

Amount Paid \$ **6137.¹⁰**
Skagit Co. Treasurer
By *man* Deputy

THE GRANTOR(S) New 2 U Homes LLC limited liability company for and in consideration of **Ten Dollars and other Good and Valuable Consideration as part of an IRC 1031 Tax Deferred Exchange**, in hand paid, conveys, and warrants to **Craig Decker and Nancy Decker, 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 45, SAUK MOUNTAIN VIEW ESTATES NORTH - A PLANNED RESIDENTIAL DEVELOPMENT PHASE V AND PLAT ALTERATION OF PHASE IV, recorded March 18, 2016 under Auditor's File No. 201603180044, records of Skagit County, Washington. Situated in Skagit County, Washington.

APN: P131090

Statutory Warranty Deed
- continued

File No.: 4221-3174954 (SR)

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.

New 2 U Homes LLC, a limited liability company

By: [Signature]
Name: Keith Szechenyi
Title: Manager

By: [Signature]
Name: Stephen Szechenyi
Title: Manager

STATE OF Washington)
COUNTY OF Skagit)-ss)

I certify that I know or have satisfactory evidence that **Keith Szechenyi and Stephen Szechenyi**, ~~is/are~~ the person(s) who appeared before me, and said person(s) acknowledged that he/she/they ~~is/are~~ authorized to execute the instrument and acknowledged it as the **Managers of New 2 U Homes LLC** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 1/15/19

[Signature]

FIONA S. VASSAR
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 03-19-2022

Notary Public in and for the State of Washington
Residing at: [Signature]
My appointment expires: 3/19/22