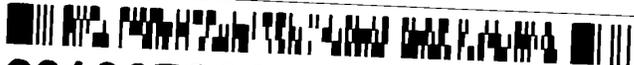


AFTER RECORDING MAIL TO:

KATHERINE BACH
DEMARK, KOLBE & BRODEK, S.C.
7418 WASHINGTON AVENUE
RACINE, WI 53406


201907220074
07/22/2019 12:42 PM Pages: 1 of 3 Fees: \$103.50
Skagit County Auditor

WARRANTY DEED

Grantor(s): DON J. NIELSEN
NANCY A. NIELSEN

Grantee(s): DON J. NIELSEN, TRUSTEE
NANCY A. NIELSEN, TRUSTEE
NIELSEN TRUST

Abbreviated Legal: UNIT 319, NORTHRIDGE ESTATE CONDO

Additional legal(s) on page: EXHIBIT A

Assessor's Tax Parcel Number(s): 4417-000-319-0005, P95768

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 3026
JUL 22 2019

Amount Paid \$0
Skagit Co. Treasurer
By *MAN* Deputy

THE GRANTOR, DON J. NIELSEN and NANCY A. NIELSEN, husband and wife (herein, "Grantor"), whose address is 3317 North Wisconsin Street, Racine, WI 53402, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, hereby conveys and warrants to DON J. NIELSEN AND NANCY A. NIELSEN, TRUSTEES, or any successors in trust, under the NIELSEN TRUST dated April 13, 2015 and any amendments thereto (herein, "Grantee"), whose address is 3317 North Wisconsin Street, Racine, WI 53402, all of Grantor's interest in and to the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 2921 Club Court Unit 319, Mount Vernon, WA 98273

Subject to easements, reservations, restrictions, covenants and conditions of record; if any.

Said property being the same property conveyed to Grantor and as described in instrument recorded on June 13, 2008, as Recording Number 200806130109.

Dated this 27th day of June, 2019.

GRANTOR:

Don J. Nielsen
Don J. Nielsen

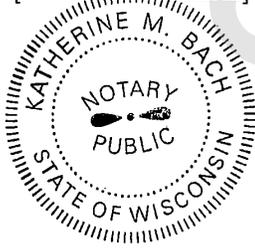
STATE OF WISCONSIN
COUNTY OF RACINE

On this day personally appeared before me Don J. Nielsen, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged signing the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

Dated: June 27, 2019

Katherine M. Bach
Print name: Katherine M. Bach
Notary Public in and for the State of Wisconsin
Residing at: Oconomowoc, WI
My commission ~~expires~~ is permanent.

[AFFIX NOTARY SEAL]



GRANTOR:

Nancy A. Nielsen
Nancy A. Nielsen

STATE OF WISCONSIN
COUNTY OF RACINE

On this day personally appeared before me Nancy A. Nielsen, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged signing the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

Dated: June 27, 2019

Katherine M. Bach
Print name: Katherine M. Bach
Notary Public in and for the State of Wisconsin
Residing at: Oconomowoc, WI
My commission ~~expires~~ is permanent.

[AFFIX NOTARY SEAL]

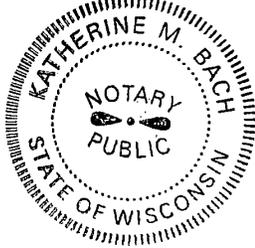


EXHIBIT A

[Legal Description]

Apartment Unit 319, "NORTHRIDGE ESTATES CONDOMINIUM," as shown on "Survey and Floor Plans", filed August 28, 1990, under Auditor's File No. 9008280038, in Volume 14 of Plats, pages 144 and 145, and as identified in Declaration recorded May 31, 1984, under Auditor's File No. 8405310049 and as further identified by Amendments to said Declaration recorded October 1, 1984, August 12, 1985, September 5, 1986, September 1, 1987, January 10, 1989, November 2, 1989, March 8, 1990, August 28, 1990, November 14, 1990 and January 14, 1991, under Auditor's File Nos. 8410010003, 8508120022, 8609050017, 8709010046, 8901100091, 8911130095, 9003090090, 9008280039, 9011140055 and 9101140051, respectively.

TOGETHER WITH an undivided interest in the common areas and limited common areas as set forth in Section 2.04 and 2.05 of said Declaration and TOGETHER WITH all other rights contained therein. Situate in the City of Mount Vernon, County of Skagit, State of Washington.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.