

AFTER RECORDING MAIL TO:

Deborah L. Leitner, Gerald S. Braithwaite
3429 Lindsay Place
Mount Vernon, WA 98274

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-174400-OE
Land Title and Escrow

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-5375
Dec 13 2019
Amount Paid \$9083.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Statutory Warranty Deed

THE GRANTORS KENNETH A. BABER and DEBRA ANN INGLIS, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **DEBORAH L. LEITNER, an unmarried person, and GERALD S. BRAITHWAITE, an unmarried person, as Joint Tenants with Rights of Survivorship, and not as Tenants in Common** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 20, Maddox Creek P.U.D., Ph. 1.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s):
4681-000-020-0000, P109324

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 Title Commitment, Order No. 01-174400-OE.

The Grantees by signing the acceptance below, evidence their intention to acquire said premises as Joint Tenants with Right of Survivorship, and not as Tenants in Common or as Community Property, if Married.

Accepted and Approved By:  
Deborah L. Leitner Gerald S. Braithwaite

Dated December 11th, 2019

Kenneth A. Baber
Kenneth A. Baber

Debra Ann Inglis
Debra Ann Inglis

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Kenneth A. Baber and Debra Ann Inglis** are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be **their** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 11, 2019

Shelley Miner
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment 05/15/2023



EXHIBIT A

Lot 20, "MADDOX CREEK P.U.D. PHASE 1," as per plat recorded in Volume 16 of Plats, pages 121 through 130, inclusive, records of Skagit County, Washington.

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