

## AFTER RECORDING MAIL TO:

Troy A. Bowden  
1124 N 12th Place  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1209

Apr 02 2020

Amount Paid \$5525.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

Filed for Record at Request of:

First American Title Insurance Company

*Space above this line for Recordors use only*

GNW 20-4645

**STATUTORY WARRANTY DEED**

File No: 4221-3412335 (SR)

Date: March 23, 2020

Grantor(s): **Estate of Sylvia J. Yon**  
Grantee(s): **Troy A. Bowden**  
Abbreviated Legal: **Lot 19, Kulshan Ridge P.U.D.**  
Additional Legal on page:  
Assessor's Tax Parcel No(s): **P120899**

**THE GRANTOR(S) Necole Yon-Wagner and Natalie Lynne Bennett, heirs at law of Sylvia J. Yon, deceased** for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Troy A. Bowden, an unmarried person**, 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 19, KULSHAN RIDGE P.U.D., Recorded October 9, 2003 under Auditor's File No. 200310090064, 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.

APN: P120899

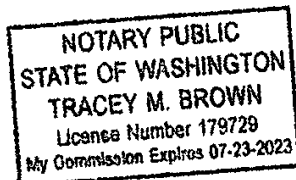

Statutory Warranty Deed  
- continued

File No.: 4221-3412335 (SR)

Estate of Sylvia J. Yon

  
Necole Yon-Wagner, Heir at law  
Natalie Lynne Bennett, Heir at lawSTATE OF Washington )  
COUNTY OF Snohomish )-ss

I certify that I know, or have satisfactory evidence, that **Necole Yon-Wagner and Natalie Lynne Bennet**, 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 **Heirs at law** of **Sylvia J. Yon, deceased** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 03/30/2020 Notary Public in and for the State of Washington  
Residing at: Cameron Island  
My appointment expires:07/23/2023