

**AFTER RECORDING MAIL TO:**

**Jeffrey S. and Jamie D. Bredstrand**  
**554 Timberland Loop**  
**Mount Vernon, WA 98273**

**Filed for Record at Request of:**  
**Land Title & Escrow of Skagit & Island County**  
**Escrow No.: 01-176867-OE**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-1276  
**Apr 09 2020**  
Amount Paid \$7797.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

**Statutory Warranty Deed**

**THE GRANTOR HELGA C. SCHINK, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JEFFREY S. BREDSTRAND and JAMIE D. BREDSTRAND, a married couple the following described real estate, situated in the County of Skagit, State of Washington**

Abbreviated Legal:  
Lot 31, Twin Brooks Ph. 3, LU-05-024.

**For Full Legal See Attached Exhibit "A"**

Tax Parcel Number(s): **6035-000-031-0000, P133100**

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 and Escrow Company's Preliminary Commitment No. 01-176867-OE.

Dated April 7, 2020

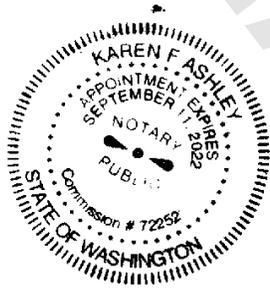
Helga C Schink  
Helga C. Schink

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Helga C. Schink is / are the person(s) who appeared before me, and said person(s) acknowledged that he / she / they signed this instrument and acknowledge it to be his / her / their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 8, 2020

Karen Ashley  
Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: 9/11/2022



**EXHIBIT A**

Lot 31, "PLAT OF TWIN BROOKS PHASE 3 LU-05-024," as per plat approved April 15, 2016 and recorded April 21, 2016 under Auditor's File No. 201604210098, being a re-record and correction of Auditor's File No. 201604150158, records of Skagit County, Washington.

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