

AFTER RECORDING MAIL TO:

**Geoffrey Peter Abkin , Trustee
224 S. 32nd Place
Mount Vernon, WA 98274**

**Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-177146-OE**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-1528
May 01 2020
Amount Paid \$9607.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Statutory Warranty Deed

THE GRANTORS THOMAS J. KRETT and CATHARINE J. LINKS, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GEOFFREY PETER ABKIN and CHRISTINA MARIA VALENTE, Trustees of the VALENTE-ABKIN FAMILY TRUST, dated April 13, 2012 the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 48, Twin Brooks Ph. 3.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s):
6035-000-048-0000, P133117

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 Commitment, Order No. 01-177146-OE.

Dated April 28, 2020

Thomas J. Krett Catharine J. Links
Thomas J. Krett Catharine J. Links

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Thomas J. Krett and Catharine J. Links** are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 28, 2020

Brandi N. Dellinger

Brandi N. Dellinger
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: Nov. 15th, 2022



EXHIBIT A

Lot 48, "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.