

AFTER RECORDING MAIL TO:

JORGENSON, SIEGEL,
MCCLURE & FLEGEL, LLP
1100 ALMA STREET
SUITE 210
MENLO PARK, CA 94025

WARRANTY DEED

Grantor(s):	KENTA TAKAMORI NAOKO TAKAMORI	Real Estate Excise Tax Exempt
Grantee(s):	KENTA TAKAMORI, TRUSTEE NAOKO TAKAMORI, TRUSTEE TAKAMORI FAMILY TRUST	Skagit County Treasurer By <u>Marissa Guerrero</u> Affidavit No. <u>2020-4464</u> Date <u>10/27/2020</u>
Abbreviated Legal:	LOT 5, SKAGIT HIGHLANDS, DIVISION II	
Additional legal(s) on page:	EXHIBIT A	
Assessor's Tax Parcel Number(s):	4887-000-005-0000/P124236	

THE GRANTOR, KENTA TAKAMORI and NAOKO TAKAMORI, husband and wife (herein, "Grantor"), whose address is 2829 California St. #2C, San Francisco, CA 94115, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, hereby conveys and warrants to KENTA TAKAMORI AND NAOKO TAKAMORI, TRUSTEES, or any successors in trust, under the TAKAMORI FAMILY TRUST dated JULY 17, 2020 and any amendments thereto (herein, "Grantee"), whose address is 2829 California St. #2C, San Francisco, CA 94115, 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: 928 Clearwater Court, 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 May 5, 2008, as Recording Number 200805050157.

Dated this OCTOBER 9, 2020.

GRANTOR:

Kenta Takamori
Kenta Takamori

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

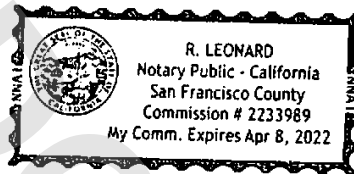
STATE OF CALIFORNIA)
COUNTY OF San Francisco) ss.

R Leonard, Notary Public

On Oct. 09, 2020, before me, R Leonard, a Notary Public, personally appeared Kenta Takamori, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
R Leonard
Notary Public



GRANTOR:

Naoko Takamori

Naoko Takamori

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

STATE OF CALIFORNIA)
COUNTY OF San Francisco) ss.

R Leonard, Notary Public

On Oct. 09, 2020, before me, R Leonard, Notary Public, a Notary Public, personally appeared Naoko Takamori who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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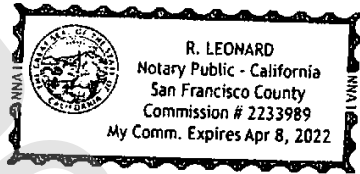


EXHIBIT A**[Legal Description]**

Lot 5, "Skagit Highlands, Division II," as per plat recorded on April 4, 2006, under Auditor's File No. 200604040052, records of Skagit County, Washington.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO:

ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS COVENANTS AND AGREEMENTS OF RECORD IF ANY, DELINEATED IN LAND TITLE COMPANY ORDER NUMBER: 122105-S.

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.