

AFTER RECORDING MAIL TO:

Mr. Christopher H. Fennell and Mrs. Sandra Breaux
7523 NE 203rd Street
Kenmore, WA 98028

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-490
Feb 03 2021
Amount Paid \$2917.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

Filed for Record at Request of:
Land Title & Escrow Island County
Escrow No.: 05-182520-OE

Statutory Warranty Deed

Grantor(s): DAN DeGROOT and CAROLYN DeGROOT, husband and wife
Grantee(s): CHRISTOPHER H. FENNELL and SANDRA BREAUX, a married couple
Abbreviated Legal:
Lot 5-B, "PLAT OF SKYRIDGE DIV. NO. VI," as per plat recorded in Volume 14 of Plats, page 63, records of Skagit County, Washington.
Situate in the County of Skagit, State of Washington.
Assessor's Tax Parcel Number(s): 4504-000-001-0002, P83520

THE GRANTORS DAN DeGROOT and CAROLYN DeGROOT, husband and wife for and in consideration of ONE HUNDRED EIGHTY TWO THOUSAND AND NO/100 in hand paid, conveys and warrants to CHRISTOPHER H. FENNELL and SANDRA BREAUX, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

For Full Legal See Attached Exhibit "A"

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 No. 05-182520-OE.

Dated February 1, 2021

Dan DeGroot by Henry Dykstra his attorney in fact
Att. in Fact

Carolyn DeGroot, by Henry Dykstra her attorney in fact
Att. in Fact

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that HENRY DYKSTRA (s)/are the person(s) who appeared before me, and said person(s) acknowledge (s)/she/they signed this instrument, on oath stated (s)/she/they is/are authorized to execute the instrument and acknowledge that as the ATTORNEY IN FACT of Dan DeGroot and Carolyn DeGroot to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 2-2-21



Naomi R. Stanfill
Name: Naomi R. Stanfill
Notary Public in and for the State of Washington
Residing Sedro-Woolley, WA
My appointment expires: 06-21-22

EXHIBIT A

PARCEL "A":

Lot 5-B, "AMENDED PLAT OF SKYRIDGE DIV. 6," as per plat recorded under Auditor's File No. 201803290079, records of Skagit County, Washington, also known as Lot 5-B, "PLAT OF SKYRIDGE DIV. NO. VI," as per plat recorded in Volume 14 of Plats, page 63, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

TOGETHER WITH a non-exclusive easement for access over Lot 5-C as shown on the face of "AMENDED PLAT OF SKYRIDGE DIV. 6," as per plat recorded under Auditor's File No. 201803290079, records of Skagit County, Washington, also known as Lot 5-B, "PLAT OF SKYRIDGE DIV. NO. VI," as per plat recorded in Volume 14 of Plats, page 63, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.