

POOR ORIGINAL

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06/25/2021 02:16 PM Pages: 1 of 2 Fees: \$104.50
Skagit County Auditor, WA

AFTER RECORDING MAIL TO:

Cody Blake Hopkins and Briana M Hopkins
17286 Bennett Rd
Mount Vernon, WA 98273-9790

GNW
21-11454-TO

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

STATUTORY WARRANTY DEED

File No: 4262-3747002 (DP)

Date: June 18, 2021

Grantor(s): **Kelsey Palmer, as his separate estate**
Grantee(s): **Cody Blake Hopkins and Briana M Hopkins, husband and wife**
Abbreviated Legal: **Section 12, Township 34 North, Range 3 East - Ptn. Gov. Lot 4**
Additional Legal on page:
Assessor's Tax Parcel No(s): **P21561**

THE GRANTOR(S) Kelsey Palmer, as his separate estate for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to Cody Blake Hopkins and Briana M Hopkins, husband and wife, 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:

All that part of the following tract lying East of the East line of Second Street and North of the North line of Brunswick Street in the Town of Avon as per plat recorded in Volume 1 of plats, page 2, records of Skagit County, described as follows:

Beginning at a point where the North line of Brunswick Street, extended, intersects the right bank of the Skagit River; thence North 21° East, 66 feet; thence North 69° West, 660 feet; thence South 20° West, 66 feet; thence North along the North line of Brunswick Street, 660 feet to the place of beginning, excepting right of way for Dike District No. 12, all in Government Lot 4, Section 12, Township 34 North, Range 3 East of W.M.

Situate in the County of Skagit, State of Washington.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2899

Jun 25 2021

Amount Paid \$6822.60

Skagit County Treasurer

By Josie L Bear Deputy

APN: P21561

Statutory Warranty Deed
- continued

File No.: 4262-3747002 (DP)

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.

Kelsey Palmer
Kelsey Palmer

STATE OF ~~Washington~~ Texas)
COUNTY OF ~~Skagit~~ Gregg)-ss

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

Dated: 6/21/2021 Bernadette Leashay Jelks

Notary Public in and for the State of ~~Washington~~ Texas
Residing at: Smith County, Tyler
My appointment expires: 1/05/2022

