

## AFTER RECORDING MAIL TO:

Chris McGinness and Leslie McGinness  
33442 E Tree Bark Ln  
Mount Vernon, WA 98274-8257

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3391

Jul 23 2021

Amount Paid \$11120.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

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

Space above this line for Recorders use only

**STATUTORY WARRANTY DEED**

File No: **4201-3748829 (KB)**

Date: **June 25, 2021**

Grantor(s): **John Payne and Stephanie Payne, husband and wife, and Stephen Bullock and Shannon Bullock, husband and wife, and Eric Walker and Marni Walker, husband and wife**

Grantee(s): **Chris McGinness and Leslie McGinness, a married couple and Steve Grooters and Jeanette Grooters, a married couple**

Abbreviated Legal: **Lot 139, BLK 1, Lake Cavanaugh Subdivision, Div. No. 3**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P66913/**

**FIRST AMERICAN 3748829**

**3939-001-139-0002 GNWT 21-11478-TO**

**THE GRANTOR(S) John Payne and Stephanie Payne, husband and wife, and Stephen Bullock and Shannon Bullock, husband and wife, and Eric Walker and Marni Walker, husband and wife for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to Chris McGinness and Leslie McGinness, a married couple and Steve Grooters and Jeanette Grooters, a married couple, 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:

**Lot 139, Block 1, LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 3, according to the plat thereof, recorded in Volume 6 of Plats, pages 25 to 31, records of Skagit County, Washington. Situated in Skagit County, Washington.**

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.

APN: P66913


Statutory Warranty Deed  
- continued

File No.: 4201-3748829 (KB)

  
John A. Payne

  
Stephanie Ann Payne

  
Stephen Frederick Bullock

  
Shannon Jean Bullock

  
Eric G. Walker

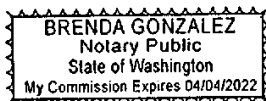
  
Marni L. Walker

STATE OF Washington )  
COUNTY OF Skagit Snohomish )-ss

I certify that I know or have satisfactory evidence that **John Payne and Stephanie Payne**, 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: July 21, 2021





Notary Public in and for the State of Washington  
Residing at: Redmond, WA  
My appointment expires: 04/04/2022

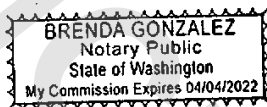
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Statutory Warranty Deed  
- continued

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STATE OF Washington )  
COUNTY OF Skagit Snohomish )-ss

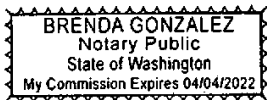
I certify that I know or have satisfactory evidence that **Stephen Bullock and Shannon Bullock**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes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

Dated: July 21, 2021

[Signature]  
Notary Public in and for the State of Washington  
Residing at: Redmond, WA  
My appointment expires: 04/04/2022

STATE OF Washington )  
COUNTY OF Skagit Snohomish )-ss

I certify that I know or have satisfactory evidence that **Eric Walker and Marni Walker**, 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: July 21, 2021

[Signature]  
Notary Public in and for the State of Washington  
Residing at: Redmond, WA  
My appointment expires: 04/04/2022