



202202010020

02/01/2022 09:04 AM Pages: 1 of 3 Fees: \$255.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022-307
FEB 01 2022

Amount Paid \$ 77.00
Skagit Co. Treasurer
By LT Deputy

Document Title:
Warranty Deed
Reference Number :

Grantor(s): additional grantor names on page ____
1. Daniel Rodriguez

2.

Grantee(s): additional grantee names on page ____
1. Trenton Klerckoper

2. Katie Klerckoper

Abbreviated legal description: full legal on page(s) ____

LT 24, Johnsons 2nd Addl MV

Assessor Parcel / Tax ID Number: additional tax parcel number(s) on page ____

P53334

I, Daniel Rodriguez, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$203.50 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed Daniel Rodriguez Dated 2.1.22

AFTER RECORDING MAIL TO:

Name: Trenton and Kati Klerekoper

Address: __2416 E Fir st. Mount Vernon, WA 98273

Filed for Record at Request of: Daniel Rodriguez

Warranty Deed

IN WITNESS WHEREOF, Daniel Rodriguez, not married, of 22827 Pioneer Hwy, Mount Vernon, WA 98273, USA, (the "Grantor"), for and in consideration of \$4,500.00, conveys, with special warranty covenants, unto Trenton Klerekoper of __Mount Vernon, WA, and Kati Klerekoper, of __Mount Vernon, WA, a married couple, (collectively the "Grantee"), the following described real estate, situated in the county of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

That portion of the north 1/2 of the northwest 1/4 of the northwest 1/4 in section 21, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point of intersection of the South line of the county road and the east line of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of said section 21; thence South along said East line 125 feet; thence East 100 feet.

Thence North parallel to said East line 125 feet to the South line of the county road; thence West along said South line to the point of beginning,

Except mineral rights as reserved indeed recorded August 17th, 1900, in volume 41 of deeds, page 194, records of Skagit county, Washington.

Situated in the county of Skagit, state of Washington.

And the said Grantor, does attest for the Grantee and Grantee's heirs and assigns, that at and until the unsealing of these presents, the Grantor is well seized of the above-described premises, as a good and indefeasible estate in fee simple, and has a good right to convey the same in the manner and forms above written.

Assessor's Property Tax Parcel/Account Number: P53334

And the Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against all claims by, through, or under the Grantor.

Dated: ^{1st} February ~~2nd~~ _____, 2022 _____

Signed in the presence of:

Signature

Daniel Rodriguez

2/1/2022

Daniel Rodriguez

Name

Daniel Rodriguez

Grantor Acknowledgement

STATE OF WASHINGTON

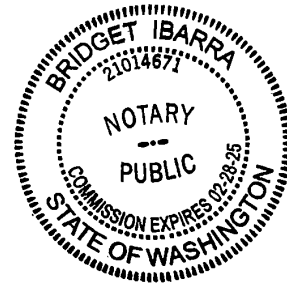
COUNTY OF SKAGIT _____

I certify that I know or have satisfactory evidence that Daniel Rodriguez, is the person who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that he/she is authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 1st day of February, 2022

[Signature]
Notary Public in and for the State of Washington

My commission expires: 02-28-25



UNOFFICIAL DOCUMENT