

When recorded return to:

Aviva Serena Casanova
1113 12th Street
Bellingham, WA 98225

201928-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Stephen Carr, Administrator of the Estate of Phyllis Carr Guy, deceased,**
Superior Court of the State of Washington for Whatcom County, No. 21-4-00214-37

for and in consideration of EIGHT HUNDRED FORTY THOUSAND AND 00/100 Dollars
(\$840,000.00)

in hand paid, conveys, and warrants to **Aviva Serena Casanova, Trustee of 'Aviva Serena Casanova Trust of 2016', dated September 8, 2016**

the following described real estate, situated in the County Skagit, State of Washington:

PARCEL A:

Lot 18, "AMENDED CEDAR GLEN PLAT," as per plat recorded on February 21, 2002 under Auditor's File No. 200202210051, records of Skagit County, Washington. (Being 2 Revision of "Cedar Glen Plat" recorded under Skagit County Auditor's File No. 200202080084).

PARCEL B:

A non-exclusive easement for ingress, egress and utilities over, under along and across that portion of Lots 17 and 18 of said "AMENDED CEDAR GLEN PLAT," as shown on the face of said plat and as amended by instrument recorded September 30, 2003, under Auditor's File No. 200309300148.

ALL situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 4790-000-018-0000/P118854

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown Land Title Company's Preliminary Commitment No. 201928-LT.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221651

Apr 21 2022

Amount Paid \$14057.00

Skagit County Treasurer
By Lena Thompson Deputy

LPB 10-05(i)
Page 1 of 2

(Attached to Statutory Warranty Deed)

Dated: April 13, 2022

The Estate of Phyllis C. Guy

* CARR

By: [Signature]
Stephen Keller Carr, Estate Administrator

STATE OF WASHINGTON
COUNTY OF ISLAND

This record was acknowledged before me on 15th day of April, 2022 by Stephen Keller Carr, Administrator of The Estate of Phyllis C. Guy.

* CARR

[Signature]
Signature

NOTARY
Title

My appointment expires: 7/16/2025

KARLA PITTENRIDGE
NOTARY PUBLIC #125786
STATE OF WASHINGTON
COMMISSION EXPIRES
JULY 16, 2025