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06/10/2022 01:54 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

Return Address:

Frank Miaw Law Firm, PC
610 Old Campbell Road, Ste 108b
Richardson, Tx 75080

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022 2415
JUN 10 2022

Amount Paid \$ 0
Skagit Co. Treasurer
By *[Signature]* Deputy

Document Title:

STATUTORY WARRANTY DEED

Reference Number :

Grantor(s):

additional grantor names on page ____.

1. Yih-Min Jan

2. Chung-Hua Jan

Grantee(s):

additional grantee names on page ____.

1. Yih-Min Jan and Chung Hua Jan, Trustees of the Jan Family Living Trust dated March 31, 2022

2.

Abbreviated legal description:

full legal on page(s) 2.

LOTS 17, 18 AND 19, GIBRALTER ANNEX, RECORDED IN VOLUME 7 OF PLATS, PAGE 9,
RECORDS OF SKAGIT COUNTY, WASHINGTON, TOGETHER WITH TIDELANDS OF THE
SECOND CLASS AS CONVEYE.

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page ____.

4110-000-019-0008

When Recorded Return To:

Frank Miaw Law Firm, PC
610 Old Campbell Rd., Ste 108b
Richardson, Tx 75080

Document Title: STATUTORY WARRANTY DEED

Grantor: Yih-Min Jan and Chung-Hua Jan

Grantee: Yih-Min Jan and Chung-Hua Jan, as Trustees of the Jan Family Living Trust, dated March 31, 2022.

Legal Description: Lots 17, 18 and 19, "GIBRALTER ANNEX", as per plat recorded in Volume 7, of Plats, page 9 and 91/2, records of Skagit County, Washington.

TOGETHER WITH tidelands of the second class as conveyed by the State of Washington, situate in front of, adjacent to or abutting upon said premises and lying North of the South lien of said Tract 19 extended East, except that portion of tidelands, if any, lying within the boundaries of an oyster land tract as described in deed recorded March 13, 1953, under Auditor's File No. 485914, in Volume 255 of Deeds, page 53.

Situate in the County of Skagit, State of Washington.

Tax Parcel Number: 4110-000-019-0008

Consideration: For good and valuable consideration the sufficiency and receipt of which are hereby acknowledged.

Conveyance of Grantor's Interest: For the above-mentioned consideration, the Grantor, hereby warrants, sells and conveys, all of Grantor's right, title, and interest in the Described Property to Grantee, together with the improvements thereon, subject to liens, encumbrances, easements, restrictions and reservations of record, and together with all after-acquired title of the Grantor.

Exceptions: Reservations of minerals, etc., as provided by Section 7797-56 of Remington's Revised Statutes, and reservation of right to acquire rights of way, etc., as provided by Section 8107-1 of said Statutes, as contained in deed from the State of Washington, to Mary Elstereit, dated August 26, 1929, filed for record September 21, 1929, and recorded in Volume 152 of Deeds, page 21.
(Affects tidelands only)

Dated this 31st day of March, 2022.

GRANTOR:

Yih-Min Jan
Yih-Min Jan

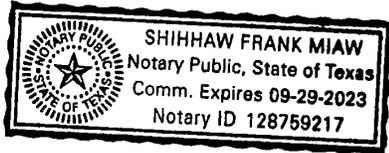
GRANTOR: Chung-Hua Jan

Chung-Hua Jan
Chung-Hua Jan

STATE OF TEXAS)
) ss.
COUNTY OF DALLAS)

I certify that I know or have satisfactory evidence that YIH-MIN JAN is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 31, 2022

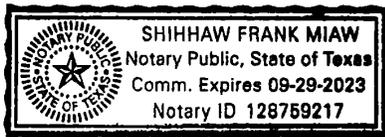


Shihhaw Frank MIAW
Notary Public
My commission expires 09/29/2023

STATE OF TEXAS)
) ss.
COUNTY OF DALLAS)

I certify that I know or have satisfactory evidence that CHUNG-HUA JAN is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 31, 2022



Shihhaw Frank MIAW
Notary Public
My commission expires 09/29/2023