

When recorded return to:

Janette Louise Hamlin, Successor Trustee
Of the 2005 Hamlin Family Trust
554 Timberland Loop
Mount Vernon, WA 98273

LAND TITLE & ESCROW
Order No. 205963-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Jeffrey S. Bredstrand and Jamie D. Bredstrand, a married couple**

for and in consideration of SEVEN HUNDRED SEVENTEEN THOUSAND FIVE HUNDRED AND
00/100 Dollars (\$**717,500.00**)

in hand paid, conveys, and warrants to **Janette Louise Hamlin, Successor Trustee of the 2005
Hamlin Family Trust, dated September 27, 2005**

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

For Full Legal Description See Attached "Exhibit A".

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.
205963-LT.

Abbreviated Legal: (Required if full legal not inserted above.)

Lot 31, Twin Brooks Ph. 3.

Tax Parcel Number(s): 6035-000-031-0000/P133100

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222716

Jun 30 2022

Amount Paid \$11876.50
Skagit County Treasurer
By Lena Thompson Deputy

Dated: June 30, 2022

Jeffrey S. Bredstrand
Jeffrey S. Bredstrand

Jamie D. Bredstrand
Jamie D. Bredstrand

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 23 day of June, 2022 by Jeffrey S. Bredstrand and Jamie D. Bredstrand.

Shelley L Nevitt
Signature
Notary
Title



My appointment expires: 6-19-2023

Exhibit A

Lot 31, "PLAT OF TWIN BROOKS PHASE 3, LU-05-024," as per plat approved April 15, 2016 and recorded April 21, 2016 under Auditor's File No. 201604210098, being a re-record and correction of Auditor's File No. 201604150158, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.