

AFTER RECORDING MAIL TO:

JORDANA CANELA
6024 E. 32ND STREET
YUMA, AZ 85365

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20222906
Date 07/15/2022

WARRANTY DEED

Grantor(s): RANDY J. KUTSCHER
PAMELA M. KUTSCHER

Grantee(s): RANDY J. KUTSCHER, TRUSTEE
PAMELA M. KUTSCHER, TRUSTEE
K-S FAMILY TRUST

Abbreviated Legal: LOT B-20, LAKE TYEE II

Additional legal(s) on page: EXHIBIT A

Assessor's Tax Parcel Number(s): P78933/4229-002-020-0009

THE GRANTOR, RANDY J. KUTSCHER and PAMELA M. KUTSCHER, husband and wife (herein, "Grantor"), whose address is 11564 El Camino Del Diablo, Yuma, AZ 85367, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, hereby conveys and warrants to RANDY J. KUTSCHER AND PAMELA M. KUTSCHER, TRUSTEES, or any successors in trust, under the K-S FAMILY TRUST dated March 30, 2022 and any amendments thereto (herein, "Grantee"), whose address is 11564 El Camino Del Diablo, Yuma, AZ 85367, all of Grantor's interest in and to the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 44930 Kayak Trail, Concrete, WA 98237

Subject to easements, reservations, restrictions, covenants and conditions of record, if any.

Said property being the same property conveyed to Grantor and as described in instrument recorded on September 16, 2003, as Recording Number 200309160015.

Dated this May 26, 2022

GRANTOR:

Randy J. Kutscher

Randy J. Kutscher

STATE OF Arizona
COUNTY OF Yuma

On this day personally appeared before me Randy J. Kutscher, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged signing the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

Dated: May 26, 2022

Jordana Canela

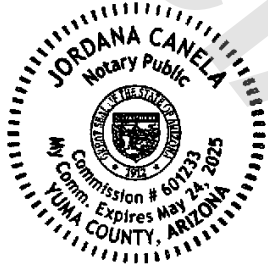
Print name: Jordana Canela

Notary Public in and for the State of Arizona

Residing at: 6024 E. 32nd St. Yuma, AZ 85365

My commission expires: May 24, 2025

[AFFIX NOTARY SEAL]



GRANTOR:

Pamela Kutscher

Pamela M. Kutscher

STATE OF Arizona
COUNTY OF Yuma

On this day personally appeared before me Pamela M. Kutscher, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged signing the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

Dated: May 26, 2022

Jordana Canela

Print name: Jordana Canela

Notary Public in and for the State of Arizona

Residing at: 6024 E. 32nd St. Yuma, AZ 85365

My commission expires: May 24, 2025

[AFFIX NOTARY SEAL]

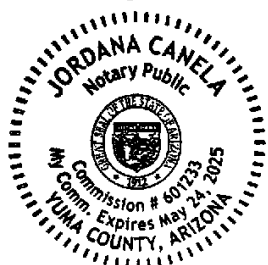


EXHIBIT A**[Legal Description]**

Lake B-20 "LAKE TYEE DIVISION NO. II," as per plat recorded in Volume 11 of Plats, pages 15 through 24, inclusive, records of Skagit County, Washington.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.