

AFTER RECORDING MAIL TO:

Tristan Cook
5579 Timber Ridge
Mount Vernon , WA 98273SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20223021
Jul 22 2022
Amount Paid \$5053.00
Skagit County Treasurer
By Kaylee Oudman DeputyFiled for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

GNW 22-16179

STATUTORY WARRANTY DEEDFile No: **4221-3970072 (TRS)**Date: **July 08, 2022**Grantor(s): **Sandra E. Klier, a single person as her separate estate and as the sole heir of the Estate of Peter Andrea Klier-Laenger, deceased**Grantee(s): **Tristan Cook, a single person and Samantha Brown, a single person**Abbreviated Legal: **Lot 4, Cedargrove on the Skagit**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P64062/3877-000-004-0000**

THE GRANTOR(S) Sandra E. Klier, a single person as her separate estate and as the sole heir of the Estate of Peter Andrea Klier-Laenger, deceased for and in consideration of **Ten Dollars and other Good and Valuable Consideration, as part of an IRS 1031 Tax Deferred Exchange**, in hand paid, conveys, and warrants to Tristan Cook, a single person and Samantha Brown, a single person, the following described real estate, situated in the County of Skagit, State of Washington.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

Lot 4, CEDARGROVE ON THE SKAGIT, according to the plat thereof, recorded in Volume 9 of Plats, pages 48 to 51, records of Skagit County, Washington. Situated in Skagit County, Washington.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

APN: P64062/3877-000-004-
0000Statutory Warranty Deed
- continued

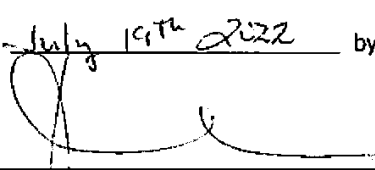
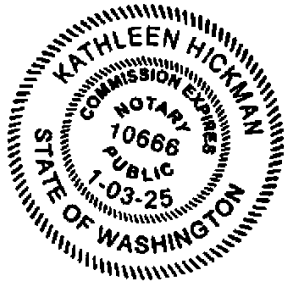
File No.: 4221-3970072 (TRS)


Sandra E. Klier

07-14-2022

STATE OF Washington)
COUNTY OF Skagit)-ss
)

This record was acknowledged before me on July 14th 2022 by **Sandra E. Klier.**


Kathleen M. Hickman
Notary Public
My commission expires: 1/3/25