

AFTER RECORDING MAIL TO:

Matthew C. Bracht and Julie E. Bracht
19629 81st Lane NE
Kenmore, WA 98028

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223096

Jul 28 2022

Amount Paid \$9628.79
Skagit County Treasurer
By Lena Thompson Deputy

GNW 22-16251

Filed for Record at Request of:
First American Title Insurance Company

*Space above this line for Recorders use only***STATUTORY WARRANTY DEED**

File No: 4222-3974454 (DH)

Date: July 19, 2022

Grantor(s): **Michael Russell Minear and Sandra D. Minear, husband and wife**
Grantee(s): **Matthew C. Bracht and Julie E. Bracht, husband and wife and Rex Bracht, a single person as his sole and separate property**
Abbreviated Legal: **Lot 4, Block 6 & Lot 4, Block 5, LAKE CAVANAUGH DIV. 1 5**
Additional Legal on page:
Assessor's Tax Parcel No(s): **P66450 and P66427**

THE GRANTOR(S) Michael Russell Minear and Sandra D. Minear, husband and wife for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Matthew C. Bracht and Julie E. Bracht, husband and wife and Rex Bracht, a single person as his sole and separate property**, 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:

PARCEL A:

Lot 4, Block 6, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1," as per plat recorded in Volume 5 of Plats, pages 37 through 43, inclusive, records of Skagit County, Washington, including second class shorelands.

Situate in the County of Skagit, State of Washington.

PARCEL B:

Lot 4, Block 5, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1," as per plat recorded in Volume 5 of Plats, pages 37 through 43, inclusive, records of Skagit County, Washington.
Situate in the County of Skagit, State of Washington.

APN: P66450

Statutory Warranty Deed
- continued

File No.: 4222-3974454 (DH)

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.



Michael Russell Minear

SANDRA D. MINEAR by Michael Russell Minear

AS ATTORNEY IN FACTSandra D. Minear by Michael Russell Minear as
Attorney In Fact

STATE OF Washington)
COUNTY OF Skagit ~~Shoshone~~)-ss

This record was acknowledged before me on 7/26/22 by Michael
Russell Minear and Sandra D. Minear.*by Michael Russell Minear as Attorney in fact



Notary Public

My commission expires: 5/11/26