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09/02/2022 10:43 AM Pages: 1 of 2 Fees: \$204.50

Skagit County Auditor, WA

AFTER RECORDING MAIL TO:

Christian Dayne Nelson and Nancy Cervantes Sanchez 1412 Vecchio Ct Sedro Wooiley, WA 98284-7445

GNW 22-16477

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

Space above this line for Recorders use only

STATUTORY WARRANTY DEED

File No: 4243-3977331 (GH)

Date: August 23, 2022

Grantor(s): Adam Rivers, an unmarried person, as his separate estate

Grantee(s): Christian Dayne Nelson and Nancy Cervantes Sanchez, a married couple

Abbreviated Legal: Lot 22, Sauk Mountain View Estates South, Ph 2

Additional Legal on page:

Additional Legal on page.
Assessor's Tax Parcel No(s): P121326/4830-000-022-0000
FIRST AMERICAN 39

THE GRANTOR(S) Adam Rivers, an unmarried person, as his separate estate for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to Christian Dayne Nelson and Nancy Cervantes Sanchez, a married couple, 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

Lot 22, "SAUK MOUNTAIN VIEW ESTATES - SOUTH - A PLANNED RESIDENTIAL DEVELOPMENT, PHASE 2," recorded in January 29, 2004, under Auditor's File No. 200401290101, records of Skagit County, Washington.

Situated in the City of Sedro-Woolley, County of Skagit, State of 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.

> SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

Affidavit No. 20223654 Sep 02 2022 Amount Paid \$6805.00 Skagit County Treasurer By Lena Thompson Deputy

Page 1 of 2

LPB 10-05

APN: **P121326**

Statutory Warranty Deed - continued

File No.: 4243-3977331 (GH)

Adam Rivers

STATE OF Texas

COUNTY OF Dallas

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This record was acknowledged before me on _

08/25/2022

by Adam Rivers.



Talia J Brown

ID NUMBER 13269078-3 COMMISSION EXPIRES September 22, 2024 Totia O. Brown

Notary Public

My commission expires: 09/22/2024

Notarized online using audio-video communication