

AFTER RECORDING MAIL TO:

Christian Dayne Nelson and Nancy Cervantes Sanchez
1412 Vecchio Ct
Sedro Woolley, 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:

Assessor's Tax Parcel No(s): **P121326/4830-000-022-0000**

FIRST AMERICAN 3977331

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 follows:

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

