

AFTER RECORDING MAIL TO:

Horned Weasel LLC
1025 N 16th St
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223849

Sep 20 2022

Amount Paid \$933.00

Skagit County Treasurer
By Lena Thompson Deputy

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

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

File No: 4221-3991111 (AS)

Date: August 30, 2022

Grantor(s): **Lesley Keyes, an unmarried woman and Lesley Keyes, sole heir for Estate of Scott Pruner, deceased**

Grantee(s): **Horned Weasel LLC, a Washington limited liability company**

Abbreviated Legal: **Lot 29, Cascade River Park Div. No. 3**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P63902/3873-000-029-0005**

G NWT 22-16775-10

THE GRANTOR(S) Lesley Keyes, an unmarried woman and Lesley Keyes, sole heir for Estate of Scott Pruner, deceased for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Horned Weasel LLC, a Washington limited liability company**, 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 29, Cascade River Park Div. No. 3, according to the plat thereof recorded in volume 9 of plats, page(s) 22-24, inclusive, records of Skagit County, Washington.


Situate in the 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.

APN: P63902/3873-000-029-0005

Statutory Warranty Deed
- continued

File No.: 4221-3991111 (AS)



Lesley Keyes

Lesley Keyes, sole heir for Estate of Scott
Pruner, deceased



Lesley Keyes, Sole Heir

STATE OF See attached)
COUNTY OF _____)-ss

This record was acknowledged before me on _____ by **Lesley Keyes** .

Notary Public
My commission expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

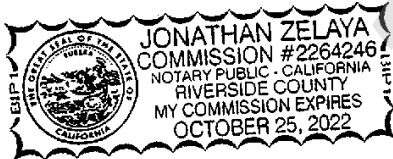
State of California)
County of Riverside)

On 9/14/2022 before me, Jonathan Zelaya, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared LESLEY CAROL KEYES
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed

Document Date: 9/14/2022 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

APN: P63902/3873-000-029-
0005Statutory Warranty Deed
- continued

File No.: 4221-3991111 (AS)

STATE OF _____
COUNTY OF _____ }-ss

see attached

I certify that I know or have satisfactory evidence that **Lesley Keyes**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the **Sole Heir of Estate of Scott Pruner, deceased** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Washington
Residing at:
My appointment expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)

On 9/14/2022 before me, Jonathan Zelaya, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared LESLEY CAROLE KEYES
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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Signature [Signature]
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Description of Attached Document

Title or Type of Document: STATUTORY WARRANTY DEED
Document Date: 9/14/2022 Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☒ Other: SOLE HEIR
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____