

When recorded return to:

Audrey Sumner and Branden Sahnov
720 Avon Avenue
Burlington, WA 98233

GNW 22-10644

STATUTORY WARRANTY DEED

THE GRANTOR(S) Christopher R. Lewis, as his separate estate, 11846 Intermountain Road, Redding, CA 96003,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Audrey Sumner, an unmarried person, and Branden Sahnov, an unmarried person

the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1: Lots 1 and 2, Block 21, Amd. Plat of Burlington

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 as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P71419

Dated: 10-11-22

Christopher R. Lewis
Christopher R. Lewis

STATE OF California
COUNTY OF Shasta

This record was acknowledged before me on 11 day of October, 2022 by Christopher R. Lewis.

See Attached California Acknowledgement
Signature

Notary Public
Title

My commission expires: June 16, 2026

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224288

Oct 21 2022

Amount Paid \$4965.00

Skagit County Treasurer
By Lena Thompson Deputy

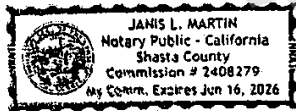
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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 Shasta }
On October 11, 2022 before me, Janis L Martin, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Christopher R. Lewis
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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

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: Warranty Deed
Document Date: 10-11-2022 Number of Pages: 3
Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian of Conservator Trustee Guardian of Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 720 Avon Avenue, Burlington, WA 98233

Tax Parcel Number(s): P71419

Property Description:

Lots 1 and 2, Block 21, "Amended Plat of Burlington, Skagit County, Wash.", as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 22-16044-KH

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EXHIBIT B

22-16044-KH

1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Amended Plat of Burlington recorded July 3, 1894 as Auditor's File No. 16511 (Volume 3 of Plats, page 17).

Statutory Warranty Deed
LPB 10-05

Order No.: 22-16044-KH

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