



202212270048

12/27/2022 03:05 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

Return Address:

Document Title:

Statutory Warranty Deed

Reference Number (if applicable):

Grantor(s):

☐ additional grantor names on page ____.

1) Wayne McFee

2) Sandra Kay McFee

Grantee(s):

☐ additional grantor names on page ____.

1) Wayne McFee

2) Sandra Kay McFee / W&S McFee Trust

Abbreviated Legal Description:

☐ full legal on page(s) ____.

Lot 31 Plat of Cascade Ridge P.U.D.

Assessor Parcel /Tax ID Number:

☐ additional parcel numbers on page ____.

P83884

When recorded return to:

Wayne McFee
18345 Osprey Court
Mount Vernon, WA
98274

STATUTORY WARRANTY DEED

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2022-5012
DEC 27 2022

THE GRANTOR(S)

Wayne McFee and Sandra Kay McFee

Amount Paid \$ 0
Skagit Co. Treasurer
By *DLB* Deputy

for and in consideration of

One Dollar and other Good and Valuable Considerations

in hand paid, conveys and warrants to

Wayne McFee and Sandra Kay McFee, as Trustees of W&S McFee Trust, executed on

12/27/2022

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

For APN/Parcel ID(s): P83884 / 4530-000-031-0012

Lot 31, "PLAT OF CASCADE RIDGE P.U.D.", as per plat recorded in Volume 14 of Plats, page 112 to 121, records of Skagit County, Washington;

TOGETHER WITH that portion of "open space" as shown on the face of said "PLAT OF CASCADE RIDGE P.U.D.", lying Northerly of the North margin of Cascade Ridge Drive, and Easterly of and contiguous to the East line of Lot 31 of said Cascade Ridge P.U.D. to the East plat boundary and Southerly of the following described line:

Beginning at the Northeast corner of said LOT 31; thence South 58 degrees 38' 01" East 119.71 feet on a Southeasterly projection of the Northerly line of said Lot 31 to the East plat boundary and the terminus of said line.

Tax Parcel Number(s): P83884 / 4530-000-031-0012

TO HAVE AND TO HOLD the same unto the GRANTEES and to their heirs and assigns forever, with all appurtenances, thereunto belonging.

And, we hereby covenant with GRANTEES that we will forever warrant and defend the title to the said lands against all claims whatever.

And we, Wayne McFee and Sandra Kay McFee, husband and wife, for said considerations release and relinquish unto the said GRANTEES all our right of dower, curtesy and homestead to said lands.

Witness our hand and seal this date

12/27, 2022

[Signatures of Wayne McFee and Sandra Kay McFee]

State of Washington
County of Whatcom

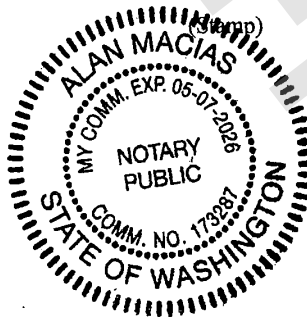
12/27/2022

This record was acknowledged before me on (date) by (name(s) of individuals).

Wayne McFee and Sandra Kay McFee

(Signature of notary public)

Alan Macias



(Title of office) Notary Public

My commission expires: 05/07/2026

(date)