




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03/30/2023 01:22 PM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

WHEN RECORDED RETURN TO:
John J. Kamrar, Attorney at Law, P.S.
105 5th St. Suite 203
Lynden, WA 98264

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 5963
MAR 30 2023

Amount Paid \$ ~~0~~
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED

Grantor(s): Robert J. Twedt and Stephanie L. Twedt, husband and wife
Grantee(s): Robert Joseph Twedt and Stephanie Lynn Twedt, Trustees of the Robert and Stephanie Twedt Living Trust dated March 26, 2023
Legal Description (abbr): S11 T34 R04 -LOT 2 OF SKAGIT COUNTY SHORT PLAT PL-01-0566
Assessor's Tax Parcel ID#: P118550 / 4027-000-012-0100

THE GRANTOR(S), **Robert J. Twedt and Stephanie L. Twedt, husband and wife**, for and in consideration of FUNDING OF A LIVING TRUST conveys and warrants to **Robert Joseph Twedt and Stephanie Lynn Twedt, Trustees of the Robert and Stephanie Twedt Living Trust dated March 26, 2023**, the following described real estate, situate in the County of Skagit, State of Washington:

LEGAL DESCRIPTION:

PARCEL A:

Lot 2 of Skagit County Short Plat PL-01-0566, as approved September 21, 2001, and recorded September 24, 2001, under Auditor's File No. 200109240139, records of Skagit County, Washington, being a portion of Lots 12 and 13, Plat of Sunset Addition to Clear Lake, according to the plat thereof recorded in Volume 4 of Plats page 38, records of Skagit County, Washington.

PARCEL B:

An easement for access and utilities as delineated on the face of Skagit County Short Plat No. PL-01-0566, as approved September 21, 2001, and recorded September 24, 2001, under Auditor's File No. 200109240139, records of Skagit County, Washington, being a portion of Lots 12 and 13, Plat of Sunset Addition to Clear Lake, according to the plat thereof recorded in Volume 4 of Plats page 38, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

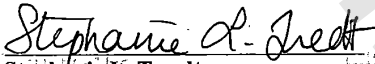
Subject to: This conveyance is subject to the covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Commonly known as 13303 Teak Lane, Mt. Vernon, Skagit County, Washington

Dated: this 27 day of March, 2023.

GRANTOR(S):


Robert J. Twedt


Stephanie L. Twedt

STATE OF WASHINGTON)
) SS
COUNTY OF WHATCOM)

On this day personally appeared before me **Robert J. Twedt and Stephanie L. Twedt**, to me known to be the individual(s) described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 27 day of March, 2023.



Nomi E. Albano
Notary/Public in and for the State of WA
My appointment expires 3/9/26