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04/18/2023 01:37 PM Pages: 1 of 1 Fees: \$203.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2023 66167

APR 18 2023

WHEN RECORDED RETURN TO:

John J. Kamrar, Attorney at Law, P.S.

105 5th St. Suite 203

Lynden, WA 98264

Amount Paid \$ 0  
Skagit Co. Treasurer  
By Deputy

## STATUTORY WARRANTY DEED

Grantor(s): Colin W. Stewart and Janet Stewart, husband and wife

Grantee(s): Colin Warren Stewart and Janet Lee Stewart, Trustees of the Colin and Janet Stewart Living Trust dated April 14, 2023

Legal Description (abbr): S31 T35N R03E -LOT 1, BLOCK 4, PLAT OF A. SIEGFREDS FIRST PLAT OF BAY VIEW  
PADILLA BAY, TGW 1/2 VAC ALLEY ADJ

Assessor's Tax Parcel ID#: P71146 / 4069-004-001-0001

THE GRANTOR(S), Colin W. Stewart and Janet Stewart, husband and wife, for and in consideration of FUNDING OF A LIVING TRUST conveys and warrants to Colin Warren Stewart and Janet Lee Stewart, Trustees of the Colin and Janet Stewart Living Trust dated April 14, 2023, the following described real estate, situate in the County of Skagit, State of Washington:

### LEGAL DESCRIPTION:

LOT 1, BLOCK 4, PLAT OF A. SIEGFREDS FIRST PLAT OF BAY VIEW PADILLA BAY, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 3, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THAT PORTION OF THE VACATED ALLEY ADJACENT WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW.

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 11065 Bayview Edison Road, Mount Vernon, Skagit County, Washington

Dated: this 14 day of April, 2023.

GRANTOR(S):

Colin W. Stewart

Janet Stewart

STATE OF WASHINGTON )

) SS

COUNTY OF WHATCOM )

On this day personally appeared before me Colin W. Stewart and Janet Stewart, 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 14 day of April, 2023.

Notary Public in and for the State of WA  
My appointment expires 3/9/24

