

202312110016

12/11/2023 09:44 AM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor, WA

**After Recording Mail To:**  
uDeed, LLC - 111106  
1349 Galleria Drive, Suite 100  
Henderson, NV 89014-8624

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By BELEN MARTINEZ  
Affidavit No. 20238979  
Date 12/11/2023

**COVER PAGE FOR WASHINGTON DEEDS**

**Type of Document to be Recorded:** WARRANTY DEED

**Grantor:** Robert S. DeGroot, a widow not since remarried, who acquired title as a single man

**Grantor's Mailing Address:** 19772 Skyridge Road, Mount Vernon, Washington 98274

**Grantee:** Robert S. DeGroot, Trustee of The Robert DeGroot Trust, dated October 12, 2023

**Grantees Mailing Address:** 19772 Skyridge Road, Mount Vernon, Washington 98274

**Legal Description (abbreviated):** LOT 2, SKYRIDGE #7

**Assessor's Property Tax Parcel Account Number(s):** P102663

**Prior Recorded Doc. Ref.:** Statutory Warranty Deed: Recorded October 6, 2017, Doc.  
201710060070

**After Recording Mail To:**

uDeed, LLC - 111106  
1349 Galleria Drive, Suite 100  
Henderson, NV 89014-8624

Assessor's Parcel Number: P102663

**WARRANTY DEED**

TITLE OF DOCUMENT

**Robert S. DeGroot, a widow not since remarried, who acquired title as a single man,  
the GRANTOR,**

Whose current address is 19772 Skyridge Road, Mount Vernon, Washington 98274

FOR and in consideration of TEN AND NO/100 DOLLARS (\$10.00), in hand paid, conveys and warrants to

Robert S. DeGroot, Trustee of The Robert DeGroot Trust, dated October 12, 2023 the  
GRANTEE,

Whose current address is 19772 Skyridge Road, Mount Vernon, Washington 98274

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

LOT 2, PLAT OF SKYRIDGE DIV. VII, ACCORDING TO THE PLAT THEREOF, RECORDED IN  
VOLUME 15 OF PLATS, PAGES 58 AND 59, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.


AND more commonly known as: 19772 Skyridge Road, Mount Vernon, Washington 98274

Prior Recorded Doc. Ref.: Statutory Warranty Deed: Recorded October 6, 2017, Doc.  
201710060070

Every deed in substance in the above form, when otherwise duly executed, shall be deemed and held a conveyance in fee simple to the grantee, his heirs and assigns, with covenants on the part of the grantor: (1) That at the time of the making and deliver of such deed he was lawfully seized of an indefeasible estate in fee simple, in and to the premises therein described, and had good right and full power to convey the same; (2) that the same were then free from all encumbrances; and (3) that he warrants to the grantee, his heirs and assigns, the quiet and peaceable possession of such premises, and will defend the title thereto against all persons who may lawfully claim the same, and such covenants shall be obligatory upon any grantor, his heirs and personal representatives, as fully and with like effect as if written at full length in such deed.

When the context requires, singular nouns and pronouns, include the plural.

Dated December 3, 2023

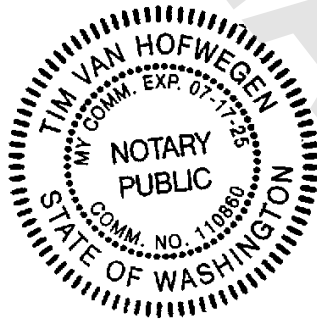
  
Robert S. DeGroot

STATE OF WA  
COUNTY OF Skagit ss

On this day personally appeared before me **Robert S. DeGroot** to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

NOTARY STAMP/SEAL

Given under my hand and official seal of office  
this 3<sup>rd</sup> day of December, A.D.,  
2023.





NOTARY PUBLIC

MY Commission Expires: 7-17-25

Residing at: 4225 Montgomery Pl  
Mt Vernon, WA 98274