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02/07/2024 02:07 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 9508

FEB 07 2024

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 BWA Deputy

STATUTORY WARRANTY DEED

Grantor(s): Mark R. Kitzan and Shawna L. Kitzan, husband and wife

Grantee(s): Mark Richard Kitzan and Shawna Lee Kitzan, Trustees of the Mark and Shawna Kitzan Living Trust dated February 2, 2024

Legal Description (abbr): **QSE S22 T35N R1E** - LOT 4, RESERVE AT CHANNEL LANDING PHASE II, RECORDED UNDER AF#201402200035 BEING A PORTION OF LOTS 8 AND 9, ANACORTES S/P SP-05-006 UNDER AF#201009210052

Assessor's Tax Parcel ID#: P131819 / 6015-000-000-0004

THE GRANTOR(S), **Mark R. Kitzan and Shawna L. Kitzan, husband and wife**, for and in consideration of FUNDING OF A LIVING TRUST conveys and warrants to **Mark Richard Kitzan and Shawna Lee Kitzan, Trustees of the Mark and Shawna Kitzan Living Trust dated February 2, 2024**, the following described real estate, situate in the County of Skagit, State of Washington:

LEGAL DESCRIPTION:

Lot 4, "The Reserve at Channel Landing Phase II," as per plat recorded on February 20, 2014, under Auditor's File No. 201402200035, records of Skagit County, Washington.

Together with and subject to easements for access, utilities, storm and water main, as delineated on the face of said plat.

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 4301 Navigator Lane, Anacortes, Skagit County, Washington

Dated: this 2 day of February, 2024.

GRANTOR(S):


Mark R. Kitzan


Shawna L. Kitzan

STATE OF WASHINGTON)
) SS
COUNTY OF WHATCOM)

On this day personally appeared before me **Mark R. Kitzan and Shawna L. Kitzan**, 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 2 day of February, 2024.



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