

202402280250

02/28/2024 01:01 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor

Recording prepared by:
LARRY DOUGLAS DUNN
VALENTINA NIKOLAYEVNA DUNN
1409 Northview Court
Mount Vernon , WA 98274

When recorded return to:
THE LARRY DOUGLAS DUNN AND VALENTINA
NIKOLAYEVNA DUNN REVOCABLE LIVING
TRUST, DATED FEBRUARY 1, 2024
1409 Northview Court
Mount Vernon , WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 105
FEB 28 2024

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

Mail tax statements to:
THE LARRY DOUGLAS DUNN AND VALENTINA
NIKOLAYEVNA DUNN REVOCABLE LIVING
TRUST, DATED FEBRUARY 1, 2024
1409 Northview Court
Mount Vernon , WA 98274

Tax parcel no: P120281 / 4814-000-079-0000

State of Washington

Rev. 13462FE

WARRANTY DEED

This General Warranty Deed is made effective this 28 day of February, 2024 (the "Effective Date") between LARRY DOUGLAS DUNN and VALENTINA NIKOLAYEVNA DUNN (collectively "Grantor"), a married couple whose mailing address is 1409 Northview Court, Mount Vernon , WA 98274, and THE LARRY DOUGLAS DUNN AND VALENTINA NIKOLAYEVNA DUNN REVOCABLE LIVING TRUST, DATED FEBRUARY 1, 2024 ("Grantee"), a trust whose mailing address is 1409 Northview Court, Mount Vernon , WA 98274.

WITNESSETH, that Grantor, for and in consideration of the sum of \$0.00 USD and for other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, sell, alien, demise, release, convey and confirm unto the Grantee the real property (the "Property") located at 1409 Northview Court, Mount Vernon in Skagit County, WA 98274, and more particularly described as follows: The following described real estate, situated in the County of Skagit, State of Washington: Lot 79, "Plat of Eaglemont, Phase 1B, Division 2," as per plat thereof recorded on May 1, 2003, under Auditor's File No. 200305010087, dated May 1, 2003, records of Skagit County, State of Washington, Survey AF# 202108310160 (0.1800 ac).

TO HAVE AND TO HOLD unto said Grantee and its successors and assigns, forever.

Grantor hereby warrants that the Property is lawfully seized in fee simple; that Grantor has the legal right to convey the Property; and that the Property is free from all encumbrances except as otherwise stated above. Grantor and its heirs, executors, and administrators hereby warrant and bind themselves to forever defend the Property unto the said Grantee and its heirs and assigns, against all adverse claims to the title to the Property or any part thereof.

This conveyance is made expressly subject to the deeds of trust, mortgages, conditions, restrictions, rights of way, easements, and other instruments of record, insofar as they may lawfully affect the Property.

Grantor declares that the transfer is exempt from any documentary transfer taxes.

EXECUTED this 28 day of February, 2024.


Grantor Signature

LARRY DOUGLAS DUNN

Grantor Name


Grantor Signature

VALENTINA NIKOLAYEVNA DUNN

Grantor Name

THE LARRY DOUGLAS
DUNN AND VALENTINA
NIKOLAYEVNA DUNN
REVOCABLE LIVING
TRUST, DATED FEBRUARY
1, 2024

Grantee Name



Representative Signature

LARRY DOUGLAS DUNN
AND/OR VALENTINA
NIKOLAYEVNA DUNN
Trustees

**Representative Name and
Title**

NOTARY ACKNOWLEDGEMENT

State of Washington)

) **(Seal)**

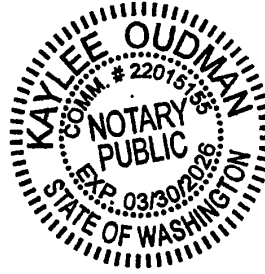
County of Skagit)

The foregoing instrument was acknowledged before me by means of physical presence this 28th day of February, 2024, by the undersigned, LARRY DOUGLAS DUNN, who is personally known to me or satisfactorily proven to me to be the person whose name is subscribed to the within instrument.

Kaylee Oudman
Signature

Kaylee Oudman
Notary Public

My Commission Expires: 3/30/2026



State of Washington)
) **(Seal)**
County of Skagit)

The foregoing instrument was acknowledged before me by means of physical presence this 28th day of February, 20 24, by the undersigned, VALENTINA NIKOLAYEVNA DUNN, who is personally known to me or satisfactorily proven to me to be the person whose name is subscribed to the within instrument.

Signature Kayne Erdman

Kaylee Ovdeman
Notary Public

My Commission Expires: 3/30/2026



