

202404180059

04/18/2024 03:02 PM Pages: 1 of 3 Fees: \$305.50  
Skagit County Auditor, WA

When recorded return to:

Daniel Root and Michelle Root  
5012 Kingsway  
Anacortes, WA 98221

Land Title and Escrow  
211461-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20240310

Apr 18 2024

Amount Paid \$14172.20  
Skagit County Treasurer  
By Lena Thompson Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) **Lawrence Black and Jeanine Dimmick, Heirs of Estate of Donald Black** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Daniel Root and Michelle Root, a married couple** the following described real estate, situated in the County of Skagit, State of Washington:

Lot 81, "SKYLINE NO. 8," as per plat recorded in Volume 9 of Plats, pages 72, 73 and 74, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Tax Parcel Number(s): 3824-000-081-0000/P59738

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 211461-LT.

Dated: April 11, 2024

(attached to Statutory Warranty Deed)

Estate of Donald Black

By:   
Lawrence Black, Heir

By:   
Jeanine Dimmick, Heir

STATE OF CALIFORNIA

COUNTY OF ORANGE

This record was acknowledged before me on 17 day of APRIL, 2024 by Lawrence Black and Jeanine Dimmick, Heirs of Estate of Donald Black.

SEE ATTACHED  
Signature

\_\_\_\_\_  
Title

My commission expires:



**CALIFORNIA ACKNOWLEDGMENT****CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of ORANGE }

On APRIL 17, 2024 before me, Briana Ann Maes-Canas, Notary Public  
*Date Here Insert Name and Title of the Officer*  
 personally appeared LAWRENCE BLACK AND JEANINE DIMMICK  
*Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**Title or Type of Document: STATUTORY DEED

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_