

202405200026

05/20/2024 10:42 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

After Recording Mail To:

uDeed, LLC - 112869
1349 Galleria Drive, Suite 100
Henderson, NV 89014-8624

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20240650
Date 05/20/2024

COVER PAGE FOR WASHINGTON DEEDS

Type of Document to be Recorded: WARRANTY DEED

Grantor: David R. Englehart and Janis M. Englehart, husband and wife

Grantor's Mailing Address: 19569 Ridgewood Drive, Mount Vernon, Washington 98274

Grantee: Janis M. Englehart and David R. Englehart, Trustees of The Englehart Family Trust
dated February 12, 2024

Grantee's Mailing Address: 19569 Ridgewood Drive, Mount Vernon, Washington 98274

Legal Description (abbreviated): LOT 10, RIDGEWOOD DIV. 1

Assessor's Property Tax Parcel Account Number(s): P68493

Prior Recorded Doc. Ref.: Statutory Warranty Deed: Recorded August 30, 2019, Doc. No.
201908300076

After Recording Mail To:
uDeed, LLC - 112869
1349 Galleria Drive, Suite 100
Henderson, NV 89014-8624

Assessor's Parcel Number: P68493

WARRANTY DEED

TITLE OF DOCUMENT

David R. Englehart and Janis M. Englehart, husband and wife, the GRANTOR,

Whose current address is 19569 Ridgewood Drive, Mount Vernon, Washington 98274

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

**Janis M. Englehart and David R. Englehart, Trustees of The Englehart Family Trust
dated February 12, 2024, the GRANTEE,**

Whose current address is 19569 Ridgewood Drive, Mount Vernon, Washington 98274

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

LOT 10, "PLAT OF RIDGEWOOD, DIVISION NO. 1," AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 68 AND 69, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

AND more commonly known as: 19569 Ridgewood Drive, Mount Vernon, Washington 98274

Prior Recorded Doc. Ref.: Statutory Warranty Deed: Recorded August 30, 2019, Doc. No. 201908300076

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 March 28, 2024

David R. Englehart
David R. Englehart

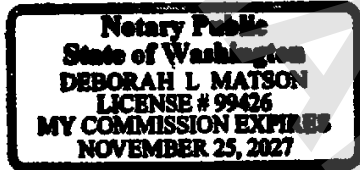
Janis M. Englehart
Janis M. Englehart

STATE OF WA)
COUNTY OF SKagit) ss

On this day personally appeared before me **David R. Englehart and Janis M. Englehart** 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 28th day of March, A.D.,
2024.



Deborah L. Matson
NOTARY PUBLIC

MY Commission Expires: 11-25-2027

Residing at: Burlington