

When recorded return to:

Shawna Turcott and Fred Turcott  
24919 Hoehn Road, 35  
Sedro-Woolley, WA 98284

212466-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20241359

Jul 16 2024

Amount Paid \$285.00

Skagit County Treasurer  
By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

THE GRANTOR(S) **Jason D. Van Huizen, an unmarried person** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Shawna Turcott and Fred Turcott, a married couple** the following described real estate, situated in the County of Skagit, State of Washington:

**For Full Legal See Attached "Exhibit A"**

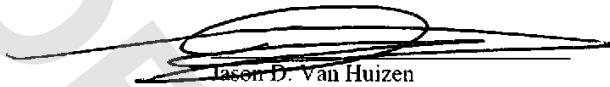
Abbreviated Legal: Lot C-63, Lake Tyee Div. No. III

Tax Parcel Number(s): 4357-003-063-0009/P80093

**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. 212466-LT.**

Dated this 11 day of <sup>July</sup>~~June~~, 2024.  
ce

(attached to Statutory Warranty Deed)

  
Jason D. Van Huizen

CITY  
STATE OF Maple Ridge  
PROVINCE B.C. Canada  
COUNTY OF 1

This record was acknowledged before me on 11 day of July, 2024 by Jason D. Van Huizen.

  
Signature

**CASSANDRA COOLIN**  
**NOTARY PUBLIC**  
22720 Lougheed Hwy

My commission expires: Maple Ridge B.C.  
V2X 2V6

STAMP/SEAL

PERMANENT COMMISSION Tel: 604-463-5106



**Exhibit A**

Lot C-63, "LAKE TYEE DIVISION NO. III," as per plat recorded in Volume 11 of Plats, pages 68 through 74, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.