

When recorded return to:

James Paul Wilson
3401 Commercial Avenue, Apt 204
Anacortes, WA 98221

Land Title and Escrow
211891-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241360

Jul 16 2024

Amount Paid \$3989.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Colleen Hesselgrave, Successor Trustee of The Frances L. Petersen Survivor's Trust u/t/d 3/8/93** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **James Paul Wilson, an unmarried person** the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: (Required if full legal not inserted above.)

Lots 12-14, Blk 3, Similk Beach & Lot 1, Blk 1, West Golf Addition to Similk Beach

Tax Parcel Number(s): 4001-003-014-0009/P69242 & 4006-001-001-0003/P69376 & 4001-003-012-0001/P69240 & 4001-003-013-0000/P69241

For Full Legal See Attached "Exhibit A"

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. 211891-LT.

Dated: July 10, 2024

(attached to Statutory Warranty Deed)

Frances L. Petersen Survivor's Trust u/t/d 3/8/93

By: Colleen Hesselgrave
Colleen Hesselgrave, Successor Trustee

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 15 day of July, 2024 by Colleen Hesselgrave, Successor Trustee of The Frances L. Petersen Survivor's Trust u/t/d 3/8/93.

Brianna Maldonado
Signature

Notary Public
Title

My commission expires: Aug 30 2025



Exhibit A

PARCEL "A":

Lot 14, Block 3, "SIMILK BEACH, SKAGIT COUNTY, WASHINGTON", as per plat recorded on Volume 4 of Plats, page 51, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Lot 1, Block 1, "WEST GOLF ADDITION TO SIMILK BEACH", as per plat recorded in Volume 5 of Plats, page 5, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

Lot 13, Block 3, "SIMILK BEACH, SKAGIT COUNTY, WASHINGTON", as per plat recorded on Volume 4 of Plats, page 51, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Parcel "D":

Lot 12, Block 3, "SIMILK BEACH, SKAGIT COUNTY, WASHINGTON", as per plat recorded on Volume 4 of Plats, page 51, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.