

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20241721
Date 08/12/2024

Return Address:

Christy C. Newman, Attorney at Law
7470 Bailey Road
Clinton, WA 98236
(360) 579-1323

Document Title(s) (or transactions contained therein):

Statutory Warranty Deed

Reference Number(s) of Document assigned or released:

n/a

Grantor(s) (Last name first, then first name and initial(s)):

Sato, Sheryl J., individually and as Successor Trustee of The Sato Family 2008 Trust

Grantee(s) (Last name first, then first name and initial(s)):

Sato, Sheryl J., Trustee of the Donald Sato Credit Trust Exempt shr

Legal Description (abbreviated: i.e., lot, block, plat or section, township, range):

Lot 27 "HERITAGE SQUARE," as per plat recorded in Volume 12 of Plats, pages 65 and 66, records of Skagit County, Washington.

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

P81469 /4400-000-027-0007

FILED AT REQUEST OF AND

AFTER RECORDING MAIL TO:

Christy C. Newman, Attorney at Law
7470 Bailey Road
Clinton, WA 98236
(360) 579-1323

STATUTORY WARRANTY DEED

THE GRANTOR, SHERYL J. SATO, individually and as Successor Trustee of The Sato Family 2008 Trust established under Trust Agreement dated June 2, 2008, as amended (hereinafter the "Living Trust"), for and in consideration of distribution to the beneficiary of the Living Trust as an inheritance, conveys and warrants to THE GRANTEES, SHERYL J. SATO, Trustee of the Donald Sato Credit Trust Exempt share established under the Living Trust, all interest in the following described real estate, situated in the County of Skagit, State of Washington, including any interest therein which Grantor may hereafter acquire:

Residence and lot located at 125 South 20th Street, Mt. Vernon, Washington 98273 and legally described as follows:

Lot 27 "HERITAGE SQUARE," as per plat recorded in Volume 12 of Plats, pages 65 and 66, records of Skagit County, Washington.

SUBJECT TO: Other easements, reservations, restrictions, covenants, encumbrances and conditions of record, if any; and

SUBJECT TO: Exceptions and limitations of coverage set forth in the Grantor's Title Insurance Policy with respect to the herein-described property.

IN WITNESS WHEREOF, Grantor, Trustee of the Trust, has hereunto set
its hand this 8 day of August, 2024.

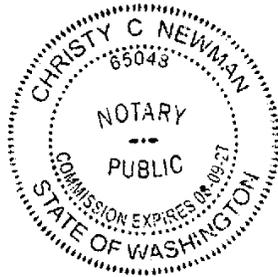
Sheryl J. Sato
Sheryl J. Sato, individually, as Successor
Trustee of The Sato Family 2008 Trust

STATE OF WASHINGTON)
) ss.
COUNTY OF ISLAND)

On this day personally appeared before me SHERYL J. SATO, to me known to be the individual described in and who executed the within and foregoing instrument individually and as Trustee, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

SUBSCRIBED AND SWORN to before me on August 8^{cent}, 2024.

(SEAL)



Christy C. Newman
Printed name:
Christy C Newman
Notary Public in and for the State of
Washington, residing at *Clinton, WA*
My appointment expires *8/27/27*