

AFTER RECORDING MAIL TO:

Randall Scott Wands and Wendy Wands
3827 Copper Pond
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241940

Aug 28 2024

Amount Paid \$11787.00
Skagit County Treasurer
By Kaylee Oudman Deputy

GNW 24-21081

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recordors use only

STATUTORY WARRANTY DEED

File No: **4201-4184611 (MMS)**

Grantor(s): **Bozenna E. Howard, Trustee of The Howard Trust, dated December 5, 1986**

Grantee(s): **Randall Scott Wands and Wendy Wands, a married couple**

Abbreviated Legal: **Lot 48, PLAT OF COPPER POND PLANNED UNIT DEVELOPMENT**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P108217**

THE GRANTOR(S) Bozenna E. Howard, Trustee of The Howard Trust, dated December 5, 1986 for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys and warrants to **Randall Scott Wands and Wendy Wands, a married couple**, the following described real estate, situated in the County of Skagit, State of Washington.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

Lot 48, PLAT OF COPPER POND PLANNED UNIT DEVELOPMENT, according to the plat thereof, recorded in Volume 16 of Plats, pages 70 through 72, records of Skagit County, Washington

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

APN: P108217

Statutory Warranty Deed
- continued

File No.: 4201-4184611 (MMS)

Dated: 8/26/24

The Howard Trust

Bozena E. Howard
Bozena E. Howard, Trustee

STATE OF Washington)
COUNTY OF Skagit)-ss

This record was acknowledged before me on 08/26/2024 by **Bozena E. Howard as Trustee of The Howard Trust.**

Rosemilda L. Alvarado
Notary Public
My commission expires: 08/28/2025

