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09/06/2024 01:46 PM Pages: 1 of 2 Fees: \$304.50

Skagit County Auditor, WA

After Recording Return To: Skagit Law Group, PLLC P. O. Box 336 Mount Vernon, WA 98273

Real Estate Excise Tax Exempt Skagit County Treasurer By <u>Kaylee Oudman</u> Affidavit No. <u>20242072</u> Date <u>09/06/2024</u>

STATUTORY WARRANTY DEED

GRANTOR: MARILYN R. BROWN,

a single woman

GRANTEE: HEIDI MOLNICK,

as Trustee of the IRREVOCABLE TRUST FBO

VAN OTIS BROWN, u/t/d Ay 29 , 2024

Legal Description:

Abbreviated Form: Lot 16, PLAT OF BRITTWOOD, according to the plat thereof

recorded in Volume 15 of Plats, pages 31 and 32, records of

Skagit County, Washington.

Additional on Page: 2

Assessor's Tax Parcel No: 4578-000-016-0005 / P100848

THE UNDERSIGNED GRANTOR, MARILYN R. BROWN, a single woman, for and in consideration of love and affection, and for no monetary consideration or assumption of debt, conveys and warrants to HEIDI MOLNICK, as Trustee of the IRREVOCABLE TRUST FBO VAN OTIS BROWN, u/t/d ________, 2024, all of Grantor's right, title and interest in and to the following described real estate, situated in the County of Skagit, State of Washington, together with all after-acquired title of the Grantor therein, to-wit:

STATUTORY WARRANTY DEED - 1

Lot 16, PLAT OF BRITTWOOD, according to the plat thereof recorded in Volume 15 of Plats, pages 31 and 32, records of Skagit County, Washington.

SUBJECT TO: Covenants, conditions, easements, and restrictions of record.

Situated in Skagit County, Washington.

DATED this 29 day of August, 2024.

HEIDI A. MOLNICK in her capacity as attorney in fact for Marilyn R. Brown

STATE OF WASHINGTON

Shonomish

COUNTY OF SKAGIT

SS.

I certify that I know or have satisfactory evidence that HEIDI A. MOLNICK is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Attorney in Fact for Marilyn R. Brown, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 29th day of Award, 2024.

ONE R WASHINGTON WASHINGTON

Printed Name Signore R. White NOTARY PUBLIC in and for the State of Washington My Commission Expires 12/29/25