

202409100045

09/10/2024 12:00 PM Pages: 1 of 3 Fees: \$305.50  
Skagit County Auditor, WA

When recorded return to:

Sarah J. Koten  
16357 Lookout Lane  
Bow, WA 98232

212490-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20242099  
Sep 10 2024  
Amount Paid \$23980.00  
Skagit County Treasurer  
By BELEN MARTINEZ Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) **Agnes Wing Yee Lau, Sole Successor Trustee of The 2021 Amended and Restated Galfer-Lau Revocable Trust dated May 19, 2021**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**

in hand paid, conveys and warrants to **Sarah J. Koten, an unmarried person**

the following described real estate, situated in the County of Skagit, State of Washington:

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

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

Lot 13, SP 509-80 Revised in SW 26-36-3 E W.M.

Tax Parcel Number(s): 360326-3-005-1309/P48369

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. 212490-LT.

Dated: August 29 2024

(attached to Statutory Warranty Deed)

The 2021 Amended and Restated Galfer-Lau Revocable Trust dated May 19, 2021

By: Agnes Wing Yee Lau  
Agnes Wing Yee Lau, Sole Trustee  
\* Successor

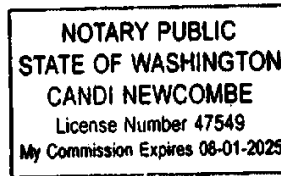
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 29 day of August, 2024 by Agnes Wing Yee Lau, Sole Trustee of The 2021 Amended and Restated Galfer-Lau Revocable Trust dated May 19, 2021.  
\* Successor

Candi Newcombe  
Signature

Notary Public  
Title

My commission expires: 8/1/25



## Exhibit A

### Parcel A:

Tract 13, Parcel Map No. 509-80, entitled "REVISION PLAT OF SAN JUAN LOOKOUT", approved November 13, 1981, and recorded in Volume 3 of Surveys, page 151, under Auditor's File No. 8111130039, records of Skagit County, Washington. (Being a revision of that certain Short Plat located in Section 26, Township 36 North, Range 3 East, W.M., and recorded in Volume 5 of Short Plats, page 103, under Auditor's File No. 8107170015, records of Skagit County, Washington).

Situate in the County of Skagit, State of Washington.

### Parcel B:

An easement for ingress, egress and utilities over, under and across Tract A, entitled "Lookout Lane", as shown on the face of said revised parcel map 509-80 and recorded in Volume 3 of Surveys, page 151.

Situate in the County of Skagit, State of Washington.