

When recorded return to:

Kim Kraushar and Charles Kraushar
577 Southwest Shelley Lane
Oak Harbor, WA 98277

213824-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20243004
Nov 20 2024
Amount Paid \$19975.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Peter Kuhnlein and Lisa Kuhnlein, a married couple**

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

in hand paid, conveys and warrants to **Kim Kraushar and Charles Kraushar, a married couple**

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 7, Spinnaker Cove Addn. to the City of Anacortes

Tax Parcel Number(s): 4812-000-007-0000/P120230

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. 213824-LT.

Dated: November 19 2024

(attached to Statutory Warranty Deed)

PETER KUHNLEIN by Lisa Kuhnlein ATF
Peter Kuhnlein by Lisa Kuhnlein, Attorney-In-Fact

Lisa Kuhnlein
Lisa Kuhnlein

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 19 day of NOV, 2024 by Lisa Kuhnlein,
individually and as Attorney in Fact for Peter Kuhnlein.

Brianne Woodard
Signature

Notary Public
Title

My commission expires: Aug 30 2025



Exhibit A

Lot 7, "SPINNAKER COVE ADDITION TO THE CITY OF ANACORTES," as per plat recorded on April 10, 2003 under Auditor's File No. 200304100183, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.