

AFTER RECORDING MAIL TO:

George A Thornton and Laurie M Colman
1702 Sterling Drive
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20243323
Dec 18 2024
Amount Paid \$15258.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

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

Space above this line for Recorders use only

STATUTORY WARRANTY DEED

File No: 4201-4218445 (MMS)

GNW 24-20409

Grantor(s): **Michael R Horn and Valerie Nguyen Horn, a married couple**
Grantee(s): **George A Thornton and Laurie M Colman, a married couple**
Abbreviated Legal: **Ptn. Lot 41, SKYLINE NO. 3**
Additional Legal on page:
Assessor's Tax Parcel No(s): **P59146/3819-000-041-0006**

THE GRANTOR(S) Michael R Horn and Valerie Nguyen Horn, a married couple for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys and warrants to **George A Thornton and Laurie M Colman, 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 41, "SKYLINE NO. 3," as per plat recorded in Volume 9 of Plats, pages 54 and 55, records of Skagit County, Washington,
EXCEPT the following described portion of Lot 41, above referred, to wit:
Beginning at the North corner of Lot 41, "SKYLINE NO. 3," as per plat recorded in Volume 9 of Plats, pages 54 and 55, records of Skagit County, Washington;
thence Southerly to a point on the Southwesterly line of said lot, which is 58.91 feet Southeasterly of the Southerly corner of Tract
"A" of "SKYLINE NO. 3";
thence Northwesterly along the Southerly line of Lot 41, 58.91 feet to the Southerly corner of Tract "A";
thence North 34°13'49" East, 90.77 feet to the point of beginning.
Situate in the City of Anacortes, County of Skagit, State of Washington.

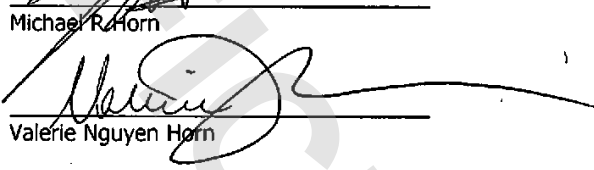
APN: P59146/3819-000-041-0006

Statutory Warranty Deed
- continued

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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.

Dated: 12/5/24


Michael R. Horn
Valerie Nguyen Horn

STATE OF

COUNTY OF

Pennsylvania
Washington ~~mt~~
Philadelphia
Sagitt ~~mt~~

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This record was acknowledged before me on December 5, 2024 by **Michael R. Horn**
and **Valerie Nguyen Horn**.

Commonwealth of Pennsylvania - Notary Seal
MARK W. HAMILTON, Notary Public
Philadelphia County
My Commission Expires June 24, 2026
Commission Number 1224629


Notary Public

My commission expires: 6/24/26