

Recorded at the Request of:
Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20250990
Date 04/07/2025

STATUTORY WARRANTY DEED

GRANTOR: **DONNA J. KLEIN**, a single woman
GRANTEE: **DONNA J. KLEIN**, as Trustee of the **HUMMINGBIRD
SUNFLOWER LIVING TRUST u/t/d 4/4/2025**
Abbreviated Legal: LT 2, SP NO. 96-0037 AND PTN NW ¼ SW ¼ 32-35-3
Additional Legal on: Page 1
Assessor's Tax Parcel No.: 350332-3-006-0105; P35260

THE GRANTOR, **DONNA J. KLEIN**, a single woman, for and in consideration of the transfer into her revocable living trust, and for no monetary consideration, hereby conveys and warrants to **DONNA J. KLEIN**, in her capacity as Trustee of the **HUMMINGBIRD SUNFLOWER LIVING TRUST u/t/d 4/4/2025**, and not in her individual capacity, as GRANTEE, any and all interest of Grantor in and to that certain real property, together with all after-acquired title of the Grantor therein, situated in the County of Skagit, State of Washington, and legally described as follows:

LOT 2 OF SHORT PLAT NO. 96-0037, APPROVED AUGUST 11, 1999, RECORDED AUGUST 11, 1999, UNDER AUDITOR'S FILE NO. 199908110067, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ SECTION 32, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.

SUBJECT TO: Easements, restrictions, and reservations of record.

DATED: April 4, 2025.

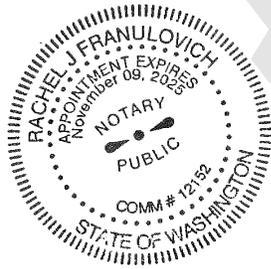
Donna Klein

DONNA J. KLEIN

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **DONNA J. KLEIN** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 4th day of April, 2025.



Rachel Franulovich

Printed Name **Rachel Franulovich**
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 11-09-2025