

When recorded return to:

Timothy H. Koester and Meryl E. Koester, Co-Trustees of the Koester Revocable Trust dated  
November 25, 2019  
4203 Owen Way  
Anacortes, WA 98221

213052-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20251470

May 15 2025

Amount Paid \$25386.20  
Skagit County Treasurer  
By Kaylee Oudman Deputy

## STATUTORY WARRANTY DEED

THE GRANTOR(S) **Jeffrey D. Talbot, unmarried as his separate property and Michelle Talbot, unmarried as her separate property**

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

in hand paid, conveys and warrants to **Timothy H. Koester and Meryl E. Koester, Co-Trustees of the Koester Revocable Trust U/T/A November 25, 2019**

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 26, Marine Heights

Tax Parcel Number(s): 4695-000-026-0000/P111764

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. 213052-LT.

Dated: May 9<sup>th</sup> 2025

(attached to Statutory Warranty Deed)

Jeff Talbot  
Jeffrey D. Talbot

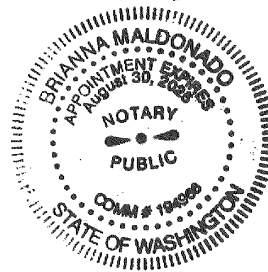
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 12 day of May, 2025, by Jeffrey D. Talbot.

Bleenne Bleenne  
Signature

Notary Public  
Title

My commission expires: Aug 30 2025



(attached to the Statutory Warranty Deed)

Michelle Talbot

Michelle Talbot

STATE OF WASHINGTON

COUNTY OF Skagit

This record was acknowledged before me on this 9 day of may, 2025, by Michelle Talbot.

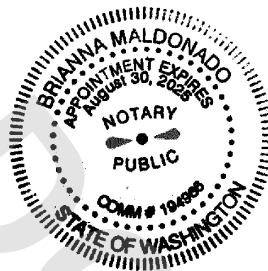
Beenna Muellet

Signature

Notary Public

Title

My commission expires: Aug 30 2025



**Exhibit A**

Lot 26, Plat of Marine Heights, as per plat recorded in Volume 16 of Plats, pages 173 through 175, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.