

When recorded return to:

Craig E. Guthridge and Laura L. Guthridge
16565 Frazier Heights Place
Burlington, WA 98233

215440-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20251756
Jun 06 2025
Amount Paid \$12944.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **John W. Pitts and Judy L. Pitts, a married couple**

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

in hand paid, conveys and warrants to **Craig E. Guthridge and Laura L. Guthridge, 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 13, Frazier Heights

Tax Parcel Number(s): 6044-000-013-0000/P133814

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. 215440-LT.

Dated: May 27, 2025

(attached to Statutory Warranty Deed)

John W. Pitts
John W. Pitts

Judy L. Pitts
Judy L. Pitts

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 4th day of June, 2025, by John W. Pitts and Judy L. Pitts.

Naomi B. Stanfill
Signature

Notary
Title

My commission expires: 03-17-26

NAOMI R STANFILL
Notary Public
State of Washington
License Number 201173
My Commission Expires
March 17, 2026

Exhibit A

Lot 13, Plat of Frazier Heights, according to the plat thereof, recorded August 21, 2017 under Auditor's File No. 201708210208, records of Skagit County, Washington.

Situate in Skagit County, Washington.