

202506180064

06/18/2025 03:07 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor, WA

When recorded return to:
Luke Nerton and Emilie Nerton
809 Cosgrove St
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251895

Jun 18 2025

Amount Paid \$7765.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

Order No.: 25-2435

Title Order No.: 25-2435-1 215482-LT

THE GRANTOR(S)

Troy Crutcher, an unmarried person

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

Luke Nerton and Emilie Nerton, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

Lots 5 and 7, Block 11, "BEHREN'S & MOODY'S ADDITION TO WEST MT. VERNON, SKAGIT CO. WASH." as per plat recorded in Volume 2 of Plats, page 101, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to:

1. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT, AS FOLLOWS:
Plat/Short Plat: Plat of Behrens and Moody's Addition to West Mount Vernon, Skagit County, Washington
Recorded: December 6, 1990
Auditor's No.: Volume 2 of Plats, page 101

Abbreviated Legal: Lots 5 and 7, Blk 11, Behren's & Moody's Addn. to West Mount Vernon

Tax Parcel No(s): 3703-011-007-0004/P52245

Dated: 6-17-25

[Signature]
Troy Crutcher

STATE OF Washington
County of Snohomish

On this day personally appeared before me Troy Crutcher, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 17th day of June, 2025.

[Signature]

Notary Public

Printed Name: Shanna M. Brown

My Commission Expires: May 29, 2025
2026

