

202506250030

06/25/2025 09:45 AM Pages: 1 of 2 Fees: \$304.50  
Skagit County Auditor, WA

**AFTER RECORDING MAIL TO:**

Camilla Joan Winters Moore  
4816 242nd Street Southwest  
Mountlake Terrace, WA 98043

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20251965  
Jun 25 2025  
Amount Paid \$653.00  
Skagit County Treasurer  
By Lena Thompson Deputy

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**STATUTORY WARRANTY DEED**

Chicago Title  
620058743

Escrow No. 25040027LC  
Title Order No. 620058743

**THE GRANTOR(S)** James D. H. Bedard and Patti Hewlett Bedard, husband and wife

for and in consideration of Ten Dollars and other good and valuable consideration

in hand paid, conveys, and warrants to Camilla Joan Winters Moore, an unmarried person

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

LOT A-35, LAKE TYEE DIVISION NO. III, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11  
OF PLATS, PAGES 68 THROUGH 74, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE  
COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required is full legal not inserted above) LT A-35, Lake Tyee Division NO. III

Tax Parcel Number(s): P79833/4357-001-035-0008

Subject to: All easements, restrictions, reservations, conditions, covenants and agreements of  
record, if any, along with those delineated in Preliminary Title Commitment 620058743, issued by  
Chicago Title Insurance Company

✓ Dated: June 14 2025

✓ James D. H. Bedard  
James D. H. Bedard

✓ Patti Hewlett Bedard  
Patti Hewlett Bedard

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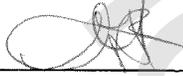
STATE OF Washington

) ss.

COUNTY OF

I certify that I know or have satisfactory evidence that James D. H. Bedard and Patti Hewlett Bedard are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 17, 2025

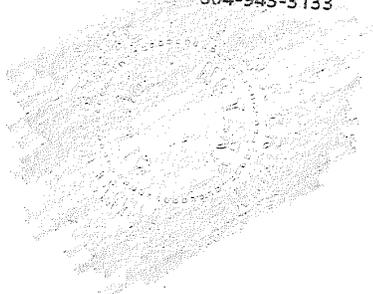


PRINTED:

Notary Public in and for the State of Washington  
residing at:

My Commission Expires: NA

GOLDA BROWN  
NOTARY PUBLIC  
303 - 1777 56th Street  
Delta, BC V4L 0A6  
604-943-3133



UNOFFICIAL DOCUMENT