

202508110079

08/11/2025 03:42 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

AFTER RECORDING MAIL TO:
Matthew Abbott and Leah Altman
830 Park Cottage Place
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20252582
Aug 11 2025
Amount Paid \$7445.00
Skagit County Treasurer
By Lena Thompson Deputy

400222-LT

Filed for Record at Request of: WFG National Title Company of Washington, LLC
Escrow Number: 25-178753

Statutory Warranty Deed

Abbreviated Legal: Lot 8, "PLAT OF PARK COTTAGES", as recorded April 20, 2004, under Auditor's File No. 200404200129, records of Skagit County, Washington. Situate in the County of Skagit, State of Washington.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 48340000080000, P121523

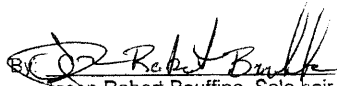
THE GRANTOR Daniel Cooper, a single man and Jason Robert Bouffine the sole heir of Tamara Cooper, Deceased, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Matthew Abbott, an unmarried person and Leah Altman, an unmarried person, the following described real estate, situated in the County of Skagit, State of Washington:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Covenants, conditions, restrictions, easements and encumbrances of record as of the date hereof.

Dated this 9 day of August, 2025.


Daniel Cooper

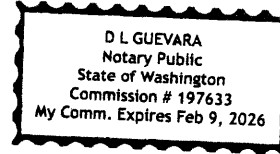
 Date: 08/09/2025
Jason Robert Bouffine, Sole heir

☐ If checked, This notarial act involved the use of communication technology.

STATE OF Washington }
County of Skagit } SS.

This record was acknowledged before me on this 09 day of August, 2025 by Daniel Cooper

D L Guevara
Notary Public for Washington
My commission expires: February 09, 2026



☐ If checked, This notarial act involved the use of communication technology.

STATE OF Washington SS.
County of S King

This record was acknowledged before me on this 09th day of August, 2025 by Jason Robert Bouffine the sole heir of Tamara Cooper, Deceased.

D L Guevara
Notary Public for Washington
My commission expires: February 09, 2026

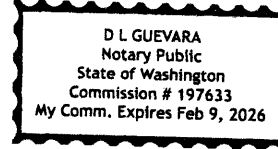


EXHIBIT "A"
LEGAL DESCRIPTION TO STATUTORY WARRANTY DEED

LOT 8, "PLAT OF PARK COTTAGES", AS RECORDED APRIL 20, 2004, UNDER AUDITOR'S
FILE NO. 200404200129, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.