

202508180060

08/18/2025 03:02 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252661

Aug 18 2025

Amount Paid \$9473.00

Skagit County Treasurer
By Kaylee Oudman Deputy

When recorded return to:

James Alfonso Abeyta and Anita Luisa Abeyta
1257 Arrezo Drive
Sedro-Woolley, WA 98284

215632-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Megan C. Koenig and Gregory A. Koenig, a married couple**

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

in hand paid, conveys and warrants to **James Alfonso Abeyta and Anita Luisa Abeyta, 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 37, Sauk Mountain View Estates PRD, Ph 3

Tax Parcel Number(s): 4860-000-037-0000/P122951

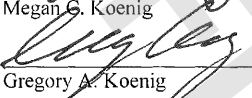
Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record
including, but not limited to, those shown in Land Title Company's Preliminary Commitment No.
215632-LT.

Dated: August 12, 2025

(attached to Statutory Warranty Deed)



Megan G. Koenig



Gregory A. Koenig

STATE OF WASHINGTON
COUNTY OF _____

This record was acknowledged before me on this 16 day of August, 2025, by Megan C.
Koenig and Gregory A. Koenig.



Signature

Notary

Title

My commission expires: 01-16-2026

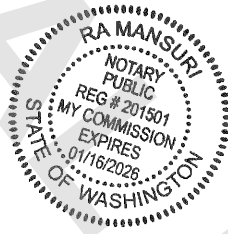


Exhibit A

Lot 37, "SAUK MOUNTAIN VIEW ESTATES – SOUTH – A PLANNED RESIDENTIAL DEVELOPMENT, PHASE 3," as per plat recorded on May 26, 2005, under Auditor's File No. 200505260107, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.