

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Shannon Burrow
Affidavit No. 20252885
Date 09/04/2025

When Recorded Return to:

First American Title Insurance Co
4795 Regent Blvd
Irving, TX 75063

Prepared Without Benefit of Title Search By:

Kristin Marsalese, Esq.
Washington Bar ID: 54338
Escrow No. 565553

Order Number: 565553

Abbr. Legal Description: Lot 56, Sauk Mountain View Estates North, Ph. I, Wildflower, Skagit
County, Washington.

Assessor's Property Tax Parcel Account Number(s): P120361

STATUTORY WARRANTY DEED

*Not subject to real estate excise tax pursuant to WAC §458-61A-211(6) as a mere change in
identity.*

THE GRANTOR, SPENCER A. COLE and SERENA C. COLE f/k/a SERENA C. SEIGMAN, husband and wife, residing at 1503 Wildflower Way, Sedro-Woolley, WA 98284, for and in consideration of Zero Dollars and Zero Cents Dollars (\$0.00) and other good and valuable consideration in hand paid, conveys and warrants for **SPENCER A. COLE and SERENA C. COLE**, husband and wife, as joint tenants with right of survivorship, residing at 1503 Wildflower Way, Sedro-Woolley, WA 98284, the following described real estate, situated in the County of Skagit, State of Washington:

Lot 56, SAUK MOUNTAIN VIEW ESTATES NORTH, PHASE I, WILDFLOWER, according to the plat thereof, as recorded May 9, 2003, under Auditor's File No. 200305090001, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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PCL565553DWAR01010102

Commonly known as: 1503 Wildflower Way, Sedro-Woolley, WA 98284

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Dated this 12th day of August, 20 25.

Spencer A. Cole

SPENCER A. COLE

f/k/a f/c seym

SERENA C. COLE

f/k/a SERENA C. SEIGMAN

STATE OF Washington)
) ss
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that **SPENCER A. COLE** and **SERENA C. COLE f/k/a SERENA C. SEIGMAN** ~~is~~ are the person(s) who appeared before me, and said person(s) acknowledged that ~~he/she~~ they signed this instrument and acknowledged it to be ~~his/her~~ their free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: 08-12-2025

Marisa K. Phillips
NOTARY PUBLIC in and for the State of WA,
residing at Island County
My commission expires: 05-22-2026

