

AFTER RECORDING MAIL TO:

Ankit Nair and Taniska Sylvia Lynn Nair
1517 NE Perkins Way
Shoreline, WA 98155

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253176

Sep 29 2025

Amount Paid \$1109.00
Skagit County Treasurer
By Lena Thompson DeputyFiled for Record at Request of:
First American Title Insurance Company*Space above this line for Recorders use only***STATUTORY WARRANTY DEED**File No: **4900-4306321 (SJ)**

GNW TITLE 25-23700 TO

Grantor(s): **Erik Bade and Theresa Bade, a married couple**Grantee(s): **Ankit Nair and Taniska Sylvia Lynn Nair, a married couple**Abbreviated Legal: **Lot 27, Cascade River Park No. I**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P63575**

THE GRANTOR(S) Erik Bade and Theresa Bade, a married couple for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys and warrants to **Ankit Nair and Taniska Sylvia Lynn Nair, a married couple**, the following described real estate, situated in the County of Skagit, State of Washington.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

Lot 27, Cascade River Park No. I, according to the Plat thereof recorded in Volume 8 of Plats, pages 55 through 59, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

APN: P63575

Statutory Warranty Deed
- continued

File No.: 4900-4306321 (SJ)

Dated: 9/26/2025Erik Bade
Erik BadeTheresa Bade
Theresa BadeSTATE OF Washington)
COUNTY OF Skagit Whatcom)-ss
(RP)This record was acknowledged before me on 09/26/2025 by Erik Bade
and Theresa Bade.Philip Peng
Notary Public
My commission expires: 10/13/2028