

AFTER RECORDING MAIL TO:

James Edwards
14360 Road Runner Lane
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253574

Oct 30 2025

Amount Paid \$25760.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recordors use only

STATUTORY WARRANTY DEED

File No: **4900-4316818 (SJ)**

GNW 25-24480

Grantor(s): **Julie A. Plake, also known as Julie Anne Plake, who acquired title as Julie A. Cotter, a single woman, as her separate estate**

Grantee(s): **James Edwards, an unmarried person and Renee Sexton, an unmarried person**

Abbreviated Legal: **LOT 17, BAY MEADOWS**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P123859**

THE GRANTOR(S) Julie A. Plake, also known as Julie Anne Plake, who acquired title as Julie A. Cotter, a single woman, as her separate estate for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys and warrants to **James Edwards, an unmarried person and Renee Sexton, an unmarried person**, 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:

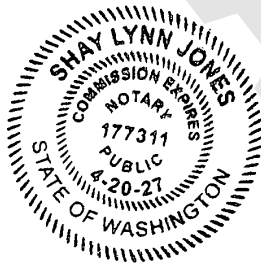
Lot 17, BAY MEADOWS, according to the Plat thereof recorded on November 28, 2005, under Auditor's File No. 200511280180, records of Skagit County, Washington.

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: P123859

Statutory Warranty Deed
- continued

File No.: 4900-4316818 (SJ)

Dated: 10.21.2025
Julie A. PlakeSTATE OF Washington)
COUNTY OF Whatcom)-ss
~~Skagit~~This record was acknowledged before me on 10/21/25 by **Julie A. Plake.**
Notary Public
My commission expires: 4/20/27