



202512040040

12/04/2025 12:19 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 3902
DEC 04 2025

Amount Paid \$-0
Skagit Co. Treasurer

By *GT* Deputy

WHEN RECORDED RETURN TO:
John J. Kamrar, Attorney at Law, P.S.
105 5th St. Suite 203
Lynden, WA 98264

STATUTORY WARRANTY DEED

Grantor(s): David J. Mireault, a single person

Grantee(s): David John Mireault, Trustee of the David Mireault Living Trust dated December 1, 2025

Legal Description (abbr): S15 T35N R11 - LOT 179, CASCADE RIVER PARK NO. 1

Legal Description (abbr): S14 T35N R11 - LOT 72, CASCADE RIVER PARK NO. 1

Assessor's Tax Parcel ID#: P63729 / 3871-000-179-0005; P63621 / 3871-000-072-0003

THE GRANTOR(S), **David J. Mireault, a single person**, for and in consideration of FUNDING OF A LIVING TRUST conveys and warrants to **David John Mireault, Trustee of the David Mireault Living Trust dated December 1, 2025**, the following described real estate, situate in the County of Skagit, State of Washington:

LEGAL DESCRIPTION:

LOT 179, CASCADE RIVER PARK NO. 1, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 54 THROUGH 59, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Situate in Skagit County, Washington.

Subject to: This conveyance is subject to the 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.

Commonly known as 63875 Cascade Park Place, Marblemount, Skagit County, Washington

LEGAL DESCRIPTION:

LOT 72, CASCADE RIVER PARK NO. 1, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 54 THROUGH 59, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Situate in Skagit County, Washington.

Subject to: This conveyance is subject to the 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.

Commonly known as 64233 Lookout Mountain Loop, Marblemount, Skagit County, Washington

Situate in Skagit County, Washington.

Subject to: This conveyance is subject to the 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.

Dated: this 1 day of December, 2025.

GRANTOR(S):

David J. Mireault

David J. Mireault

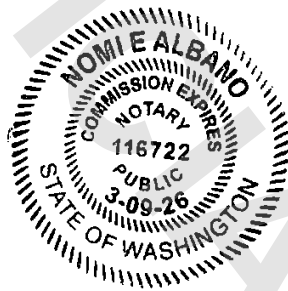
STATE OF WASHINGTON)

) SS

COUNTY OF WHATCOM)

On this day personally appeared before me **David J. Mireault**, to me known to be the individual(s) described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 1 day of December, 2025.



Nomi E. Albano

Notary Public in and for the State of WA

My appointment expires 3/9/26