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Skagit County Auditor, WA

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Filed for record at the request of
And return to:

Kathryn L. Ludwick
11005 Main Street
Bellevue, WA 98004

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20223666
Sep 06 2022
Amount Paid $10.00
Skagit County Treasurer
By Josie Bear Deputy

# LIMITED WARRANTY DEED

| | |
|---|---|
| **GRANTOR(S):** | MARY ELAINA STEWART-WITTIG, an unmarried person; |
| **GRANTEE(S):** | STEWART-WITTIG LIVING TRUST dated September 3, 2022, MARY ELAINA STEWART-WITTIG and PAMELA ALVORD as Trustees; |
| **LEGAL DESCRIPTION: (Abbreviated)** | SECOND AMENDMENT TO THE CEDARS A CONDOMINIUM, RECORDED UNDER af#9907130111. LOT 23 (FORMERLY FIRST AMENDMENT TO THE CEDARS A) |
| **PROPERTY ID:** | P112584 |

The Grantor, MARY ELAINA STEWART-WITTIG, an unmarried person, for and in consideration of establishing a living trust, does hereby *convey and warrant* to the STEWART-WITTIG LIVING TRUST dated September 3, 2022, MARY ELAINA STEWART-WITTIG and PAMELA ALVORD as Trustees, Grantor's entire interest and any interest Grantor may hereafter acquire in the following described real property in the County of Skagit, State of Washington:

Unit 23, "SECOND AMENDMENT TO THE CEDARS, A CONDOMINIUM," as per the Survey Map and Plans recorded in Volume 17 of Plats, pages 81 through 85, records of Skagit County, Washington, and as identified in that certain Amended and Restated Declaration thereof recorded February 5, 1998, under Auditor's File No. 9802050054; and First Amendment thereto recorded August 16, 1999, under Auditor's File No. 9908160158; and Second Amendment thereto recorded July 13, 1999, under Auditor's File No. 199907130112; and Third Amendment thereto recorded September 17, 1999, under Auditor's File No. 199909170116; and Fourth Amendment thereto recorded August 24, 2000, under Auditor's File No. 200008240077; and Fifth Amendment thereto recorded October 23, 2002, under Auditor's

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File No. 200210230125; and Sixth Amendment thereto recorded February 20, 2003, under Auditor's File No. 200302200070; and Seventh Amendment thereto recorded October 17, 2006, under Auditor's File No. 200610170109; and Eight Amendment thereto recorded May 11, 2010, under Auditor's File No. 201005110027, all in the records of Skagit County, Washington

Situate in the City of Burlington, County of Skagit, State of Washington.

SUBJECT TO: Covenants, conditions, restrictions, easements and encumbrances of record as of the date hereof.

Commonly known as: 1084 Fidalgo Dr., Burlington, WA 98233.

The liability and obligations of Grantor to Grantees and Trustees and their successors under the warranties contained herein shall be limited to the amount, nature, and terms of any title insurance coverage available to Grantor under any title insurance policy. Grantor shall have no liability or obligations except to the extent that reimbursement for such liability or obligation is available to Grantor under any title insurance policy.

DATED this 3rd day of September 2022.

GRANTOR:

Mary Elaina Stewart-Wittig

MARY ELAINA STEWART-WITTIG

STATE OF WASHINGTON )
) ss.
COUNTY OF SKAGIT )

On this 3rd day of September 2022, before the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared MARY ELAINA STEWART-WITTIG, an unmarried person, to me known to be the Individual described herein and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes herein mentioned.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.

Notary Public
State of Washington
KATHRYN L LUDWICK
LICENSE # 189084
MY COMMISSION EXPIRES
DECEMBER 9, 2024

Print Name: KATHRYN L. LUDWICK
Notary Public in and for the State of: WASHINGTON
Residing at: Woodinville, WA
My Commission Expires: 12/09/2024