

202405290028

05/29/2024 10:45 AM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor, WA

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20240748
Date 05/29/2024

After Recording Mail To:
Andrew C. Schuh
Skagit Law Group, PLLC
PO Box 336
Mount Vernon, WA 98273

BARGAIN AND SALE DEED

THE GRANTOR, Suellen Gabriel Atkinson, as Trustee of The Frank and Suellen Atkinson Revocable Trust dated September 22, 2022, and amended January 3, 2023, and for and in consideration of inheritance, bargains, sells, and conveys unto GRANTEE Suellen G. Atkinson as Trustee of the Frank G. Atkinson Residuary Trust dated January 3, 2023, the following described estate, situated in the County of Skagit, State of Washington.

LEGAL DESCRIPTION:

Lot 223, PLAT OF "NOOKACHAMP HILLS PUD PHASES 3 AND 4, PL07-0870", as per plat recorded as Skagit County Auditor's File No. 200807240089, 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.

Tax Parcel Number(s): P127776/4963-000-223-0000

The Grantors for themselves and for their successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, though, or under said Grantor and not otherwise, they will forever warrant and defend the said described real estate.

Dated: 05/08/2024

Suellen Gabriel Atkinson
Suellen Gabriel Atkinson

State of Washington)
)ss
County of Skagit)

I certify that I know or have satisfactory evidence that Suellen Gabriel Atkinson is the person who appeared before me, acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes in the instrument.

DATED: 5/8/2024, 2024.

ACS
Andrew C. Schuh, Notary Public

My commission expires: 1/29/26

