

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242021

Sep 04 2024

Amount Paid \$2289.22

Skagit County Treasurer

By BELEN MARTINEZ Deputy

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

WARRANTY DEED

Prepared by: Joshua Dabbling, Esq., Dabbling Law Firm, Washington State Bar Number 44792, and Sarah Cordell, Esq., Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

File No: 2001712780

Grantor's Loan No. 105528870

ABBREVIATED LEGAL DESCRIPTION: PTN. OF LOT 28 AND ALL OF LOTS 29 AND 30, BLK 34, 1ST ADD'N. TO SEDRO, SKAGIT COUNTY, WA.

EXEMPT FROM EXCISE TAX AS TO EQUITY: WAC 458-61A-201(A)(2) gift deed

A.P.N.: P75695

Elizabeth Dohve, unmarried, ("Grantor"), for and in consideration of \$10.00 (Ten Dollars and Zero Cents) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, grants and conveys with general warranty covenants to **Elizabeth Dohve**, unmarried, and **Ryan Matthews**, unmarried, as joint tenants with right of survivorship, ("Grantee"), whose tax mailing address is 616 Warner St, Sedro Woolley, WA 98284, the following described real estate in the County of Skagit and State of Washington:

THE WEST 1/2 OF LOT 28, AND ALL OF LOTS 29 AND 30, EXCEPT THE WEST 30 FEET OF SAID LOT 30, BLOCK 34, "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 29, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Property Address is: 616 Warner St, Sedro Woolley, WA 98284

Prior deed recorded at Instrument No. 202305100014

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on August 28th, 2024:

Elizabeth Dohve
Elizabeth Dohve

STATE OF Washington
COUNTY OF Skagit

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Elizabeth Dohve, personally known to me, or has produced WA Driver License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 28th day of August, 2024

Notary Public

