

Filed for record at the request of  
And return to:

Kathryn L. Ludwick  
11005 Main Street  
Bellevue, WA 98004

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20242864  
Date 11/08/2024

**LIMITED WARRANTY DEED**

**GRANTOR(S):** DONALD J. SANFORD and CATHERINE J. MEYER, husband and wife;

**GRANTEE(S):** MEYER SANFORD LIVING TRUST dated OCTOBER 31, 2024, DONALD J. SANFORD and CATHERINE J. MEYER as Trustees;

**LEGAL DESCRIPTION: (Abbreviated)** The E 230 Feet of the S 226 Feet of Govt Lot 2 [full legal on pages 1-2]

**XrefID #:** 340319-0-003-0003

**Parcel #:** P22142

The Grantors, DONALD J. SANFORD and CATHERINE J. MEYER, husband and wife, for and in consideration of establishing a living trust, do hereby *convey and warrant* to the MEYER SANFORD LIVING TRUST dated October 31, 2024, DONALD J. SANFORD and CATHERINE J. MEYER as Trustees, Grantors' entire interest and any interest Grantors may hereafter acquire in the following described real property in the County of King, State of Washington:

The East 230 feet of the South 226 feet of Government Lot 2, Section 19, Township 34 North, Range 3 East, W.M.

EXCEPT the as built and existing County Road running along the South line thereof,

AND EXCEPT the East 30 feet thereof.

TOGETHER WITH that portion of Lot 4 of Skagit County Short Plat No. PL-00-0408, approved July 31, 2002 and recorded August 1, 2002 under Skagit County Auditor's File No. 200208010118, being a portion of Government Lot 2, Section 19, Township 34 North, Range 3 East, W.M. and being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 4 of Skagit County Short Plat No. PL-00-0408;  
 thence South 89°25'49" West along the South line of said Lot 4, also being the Northerly right-of-way margin of Downey Road for a distance of 30.00 feet, more or less, to the Southeast corner of that certain parcel conveyed to Donald J. Sanford and Catherine Jean Meyer, husband and wife, by Quit Claim deed, recorded under Skagit County Auditor's File No. 200212050012;  
 thence North 0°02'04" East along the East line of said Sanford/Meyer parcel for a distance of 208.51 feet, more or less, to the Northeast corner thereof;  
 thence South 89°25'49" West along the North line of said Sanford/Meyer parcel for a distance of 200.01 feet, more or less, to the Northwest corner thereof;  
 thence North 0°02'04" East on a northerly projection of the West line of said Sanford/Meyer parcel for a distance of 30.00 feet;  
 thence North 89°25'49" East parallel with the North line of said Sanford/Meyer parcel for a distance of 230.01 feet, more or less, to the East line of said Lot 4 Short Plat No. PL-00-0408, at a point bearing North 0°02'04" East from the POINT OF BEGINNING;  
 thence South 0°02'04" West along said East line for a distance of 238.51 feet, more or less, to the POINT OF BEGINNING;

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record including but not limited to those certain 30.0 foot wide easements referenced under documents recorded under Skagit County Auditor's File Numbers 638852 and 200209190153.

Commonly known as: 12225 DOWNEY RD, LA CONNER WA 98257.

The liability and obligations of Grantors 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 Grantors under any title insurance policy. Grantors shall have no liability or obligations except to the extent that reimbursement for such liability or obligation is available to Grantors under any title insurance policy.

DATED this 9 day of November 2024.

GRANTORS:

  
 \_\_\_\_\_  
 DONALD J. SANFORD

LIMITED WARRANTY DEED

  
 \_\_\_\_\_  
 CATHERINE J. MEYER

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF Skagit )

On this 4 day of November 2024, before the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared DONALD J. SANFORD and CATHERINE J. MEYER, husband and wife, to me known to be the Individuals described herein and who executed the within and foregoing instrument, and each acknowledged that they signed the same as their 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.



Jessica M. Culp  
Print Name: Jessica M. Culp  
Notary Public in and for the State of: WASHINGTON  
Residing at: Skagit Co.  
My Commission Expires: 7.25.27