



201908300257

08/30/2019 04:26 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

Recorded at the Request of and
When Recorded Return to:

Dalton Berg
22422 Amick Rd
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019-3798
AUG 30 2019

Amount Paid \$ 3321.14
Skagit Co. Treasurer
By mm Deputy

CHICAGO TITLE

CT 62003793A

FIDUCIARY'S DEED

Grantor: Pamela Rae Nomura, as successor Trustee of the Lozier Family Trust under Will dated February 3, 2005

Grantee(s): Dalton Berg and Hailey A. Lewis, as tenants in common with equal shares of ownership

Legal Description: Portion of the NE 1/4 of the SE 1/4 Section 26, Township 34N, Range 4E, Skagit County, Washington
(Abbreviated)

Tax Parcel Number(s): P27852 / 340426-0-003-0003
P27923/ 340426-4-003-0005

Reference Numbers of Documents Released or Assigned: none

THE GRANTOR, Pamela Rae Nomura, as successor Trustee of the Lozier Family Trust under Will dated February 3, 2005, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, hereby bargains, sells, and conveys to GRANTEES, Dalton Berg and Hailey A. Lewis, as tenants in common with equal shares of ownership, the following-described real estate, situated in the County of Skagit, State of Washington:

The Northwest quarter of the Northeast quarter of the Southeast quarter of Section 26, Township 34 North, Range 4 East, W.M.
EXCEPT the East 100 feet thereof as conveyed to C.L. Parker, et. ux., by Deed recorded November 29, 1963, under Auditor's File No. 643697, records of Skagit County,

AND EXCEPT mineral rights as reserved by the Atlas Lumber Company, et. al., by instrument recorded January 19, 1917 under Auditor's File No. 110798, in Volume 105 of Deeds, Page 536, records of Skagit County.

ALSO, the North 40 feet of the following described tract:
Beginning at the intersection of the Easterly line of the county road with the North line of the Southeast quarter of the Northwest quarter of the Southeast quarter; thence Southeasterly along the Easterly line of said county road, 208 feet; thence Northeasterly in a straight line 208 feet, more or less, to a point on the North line of the Southwest quarter of the Northeast quarter of the Southeast quarter, 282 feet East of the point of beginning;
Thence West 282 feet to the point of beginning,
all in Section 26, Township 34 North, Range 4 East, W.M.

Subject to real property taxes not yet due, covenants and conditions of record, and exceptions to title set forth on Exhibit A hereto.

Grantor executes this instrument solely in her fiduciary capacity on behalf of the Lozier Family Trust under Will dated February 3, 2005. Grantor covenants only: that Grantor is authorized to make this conveyance in such fiduciary capacity on behalf of such trust; and that Grantor, in such fiduciary capacity, will forever warrant and defend the above-described real estate against all persons lawfully claiming through or under Grantor in such fiduciary capacity, and not otherwise. Grantor, for herself and her successors-in-interest, hereby disclaims any and all other warranties or covenants, whether express or implied. No recourse hereunder may be had against Pamela R. Nomura; any further recourse hereunder is to be had only against the Lozier Family Trust under Will dated February 3, 2005.

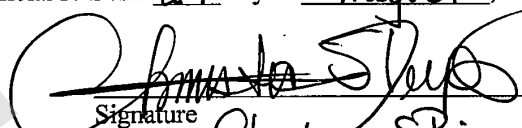
Dated: 8-29, 2019

Pamela Rae Nomura, ST
Pamela Rae Nomura,
as successor Trustee of the Lozier Family Trust
under Will dated February 3, 2005

STATE OF WASHINGTON)
) ss.
COUNTY OF King)

On this day personally appeared before me Pamela Rae Nomura, to me known to be the successor Trustee of the Lozier Family Trust under Will dated February 3, 2005, who executed the within and foregoing instrument, and acknowledged the instrument to be her free and voluntary act and deed of such Trustee on behalf of the Lozier Family Trust under Will dated February 3, 2005 for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute this instrument on behalf of said Trust.

GIVEN under my hand and official seal this 29 day of August, 2019.



Signature
Print Name Christiane Pieper
Notary Public in and for the State of Washington,
residing at Tacoma
My commission expires 03-02-2023

