

202101250189

01/25/2021 02:12 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

ServiceLink
1355 Cherrington Pkwy
Moon Twp, PA 15108

GENERAL WARRANTY DEED

This instrument prepared by:
Jay A. Rosenberg, Rosenberg LPA, Washington State Bar Number 50102; 3805 Edwards Road,
Suite 550, Cincinnati, Ohio 45209.

~~After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108~~

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2021326
JAN 25 2021

Commitment Number: 27564912

Amount Paid \$ 0
Skagit Co. Treasurer
By *HB* Deputy

WAC 458-61A-203(1) adding spouse to title

ASSESSOR PARCEL IDENTIFICATION NUMBER:
4149-024-016-0006

ABBREVIATED LEGAL: Lots 15 and 16, Block 24, Town of Sedro, V. 1 P. 17

Joshua R. Benham AKA Joshua Benham, married, whose mailing address is **320 Sterling St., Sedro Woolley, WA 98284**, hereinafter grantor, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, conveys and warrants with general warranty covenants to **Joshua R. Benham** and **Amber M. Benham**, a married couple, as joint tenants with rights of survivorship, hereinafter grantee, whose tax mailing address is **320 Sterling St., Sedro Woolley, WA 98284**, the following real property:

Lots 15 and 16, Block 24, Plat of Town of Sedro, according to the plat thereof recorded in Volume 1 of Plats, page 17, records of Skagit County, Washington.

Property Address is: 320 Sterling St., Sedro Woolley, WA 98284.

Prior instrument reference: **201408150098**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; 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 DECEMBER 31, 2020:

Josh R. Benham AKA Joshua Benham
Joshua R. Benham AKA Joshua Benham

STATE OF ALASKA
COUNTY OF MATANUSKA-SUSITNA

The foregoing instrument was acknowledged before me on DECEMBER 31, 2020 by **Joshua R. Benham AKA Joshua Benham** who is personally known to me or has produced DRIVER LICENSE as identification, and furthermore, the aforementioned person has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.

Mikaela Gillette
Notary Public

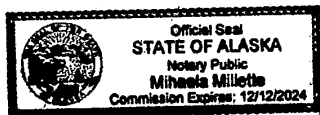


Exhibit A To Real Estate Tax Affidavit

Lots 15 and 16, Block 24, Plat of Town of Sedro, according to the plat thereof recorded in Volume 1 of Plats, page 17, records of Skagit County, Washington.

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Property Address: 320 Sterling St., Sedro Woolley, WA 98284