

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Heather Beauvais
Affidavit No. 2021-2091
Date 05/11/2021

GENERAL WARRANTY DEED

This instrument prepared by:
Jay A. Rosenberg, Rosenberg LPA, Washington State Bar Number 50102; 9078 Union Centre
Blvd., Suite 350, West Chester, Ohio 45069.

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

Commitment Number: 28385803
Seller's Loan Number: 6025209984

EXEMPT FROM EXCISE TAX
WAC 458-61A-203(1) adding spouse to title

**ASSESSOR PARCEL IDENTIFICATION NUMBER:
P20084**

ABBREVIATED LEGAL: PTN of Lots 15 & 16, Campbell Park Estates

Edward R. Tracy, Jr., married, whose mailing address is **6571 Deer Ln., Anacortes, WA 98221**, hereinafter grantor, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, conveys and warrants with general warranty covenants to **Edward R. Tracy, Jr.** and **Nancy Tracy**, husband and wife as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **6571 Deer Ln., Anacortes, WA 98221**, the following real property:

Parcel A:

Lot 16 and all that portion of Lot 15 of Survey, entitled Campbell Park Estates, according to the Survey recorded on August 30, 1974, under Auditor's File No. 805634, in Volume 1 of Surveys, page 83, records of Skagit County, Washington;

lying Southeasterly of the Northwest boundary of the driveway as the same existed on October 12, 1989;

Parcel B:

A non-exclusive easement for ingress, egress and utilities as delineated on the face of said Survey and as set forth in the dedication of Easement recorded October 2, 1974, under Auditor's File No. 808252, records of Skagit County, Washington;

being a portion of the South half of the North half of Section 7, Township 34 North, Range 2 East of the Willamette Meridian;

Property Address is: 6571 Deer Ln., Anacortes, WA 98221.

Prior instrument reference: Official Records Book 1333, Page 0464

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 grantees forever.

The grantees by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with the rights of survivorship, and not as tenants in common.

Accepted and Approved

Executed by the undersigned on April 23, 2021



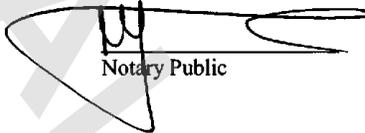
Edward R. Tracy, Jr.



Nancy Tracy

STATE OF Washington
COUNTY OF Skagit

The foregoing instrument was acknowledged before me on 23 April, 2021 by **Edward R. Tracy, Jr.** and **Nancy Tracy** who are personally known to me or have produced id as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



Notary Public

