

RECORDATION REQUESTED BY/RETURN TO:
SOLIDIFI
88 SILVA LANE STE 210
MIDDLETOWN, RI 02842

Assessor's Parcel Number: P23357 & P118125
Abbreviated Legal Description: LOT 4A OF SKAGIT COUNTY SHORT PLAT PL00-0347 &
LOT 4B OF SKAGIT COUNTY SHORT PLAT PL00-0347

FOR RECORDER'S USE ONLY

WARRANTY DEED

For consideration in the amount of \$10.00, receipt of which is hereby acknowledged, I (we) BEVERLY B. O'DELL, AS TRUSTEE OF THE BEVERLY B. O'DELL REVOCABLE LIVING TRUST DATED JUNE 03, 2016, hereby bargain, deed and convey to SHRINERS HOSPITALS FOR CHILDREN, A COLORADO NON-PROFIT CORPORATION, the following described land in SKAGIT County, State of Washington, free and clear with WARRANTY CONVENTS; to wit:

LOT 4A OF SKAGIT COUNTY SHORT PLAT PL00-0347 RECORDED UNDER AF#200106130011, BEING A PORTION OF LOT 4 OF SHORT PLAT #90-066 AF#9207210068 LOCATED IN SW 1/4 SE 1/4 INCLUDES MOBILE HOME.

AND

LOT 4B OF SKAGIT COUNTY SHORT PLAT PL00-0347 RECORDED UNDER AF#200106130011, BEING A PORTION OF LOT 4 OF SHORT PLAT #90-066 AF#9207210068 LOCATED IN SW 1/4 SE 1/4.

APN: P23357 & P118125

Property Address: 23662 & 23675 CLEAR COURT, WA 98273

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Heather Beauvais
Affidavit No. 2021-2828
Date 06/23/2021

WITNESS the hands and seal of said Grantors this 41 day of June 2021

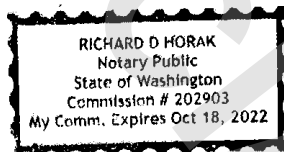
THE BEVERLY B. O'DELL REVOCABLE LIVING TRUST DATED JUNE 03, 2016

Beverly B. O'Dell Trustee
BEVERLY B. O'DELL, TRUSTEE

STATE OF wa)
COUNTY OF Faloud) SS.

I certify that I know or have satisfactory evidence that BEVERLY B. O'DELL, TRUSTEE, is/are the individual(s) who appeared before me, and said individual(s) acknowledged that she/he/they signed this instrument and acknowledged it to be a free and voluntary act for the uses and purposes mentioned in the instrument.

(Seal)



Richard D Horak
Notary Public

My Commission Expires: 10-18-22

Prepared By:
BRENT DILLE, Attorney at Law
o/b/o BC Law Firm, P.A.
2010 CATON WAY SW 101
OLYMPIA, WA 98502

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning the described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents, no boundary survey was made at the time of this conveyance.