

When recorded return to:

Carol Ann Lockrem
44960 Concrete Rd
Concrete, WA 98237

GNW 21-11597

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rebecca Claus, as her separate estate, 3284 Biz Point Road, Anacortes, WA 98221,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Carol Ann Lockrem, an unmarried person

the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:

Lots 1-10, Block 21, The Hamilton Townsite Company's Second Add to Hamilton

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P73721

Dated: 6/10/21

Rebecca K Claus
Rebecca Claus

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2873

Jun 25 2021

Amount Paid \$645.00
Skagit County Treasurer
By Josie L Bear Deputy

Statutory Warranty Deed
LPB 10-05

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STATE OF WASHINGTON
COUNTY OF SKAGIT

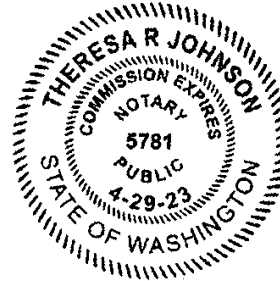
I certify that I know or have satisfactory evidence that Rebecca Claus is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 10th day of June, 2021

Theresa R. Johnson
Signature

Notary
Title

My appointment expires: 4-29-23



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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 411 Michigan Street, Hamilton, WA 98255
Tax Parcel Number(s): P73721

Property Description:

Lots 1 through 10, inclusive, Block 21, "THE HAMILTON TOWNSITE COMPANY'S SECOND ADDITION TO THE TOWN OF HAMILTON, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 60, records of Skagit County, Washington.

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EXHIBIT B

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1. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:

The Hamilton Townsite Company's Second Addition to the Town of Hamilton

Recorded:

August 28, 1890

Auditor's No.:

Volume 2 of Plats, Page 60

Statutory Warranty Deed
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