



202109240134

09/24/2021 03:53 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

RECORDATION REQUESTED BY/RETURN TO:
TIMIOS, INC.
5716 CORSA AVE
WESTLAKE VILLAGE, CA 91362

Timios, Inc.
4955 Steubenville Pike, Suite 305
Pittsburgh, PA 15205

Send Tax Notices to:
LYNETTE J POLLARD
22551 CULLY RD
SEDRO WOOLLEY, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2021-4424
SEP 24 2021

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

Assessor's Parcel Number: P36215 AND P36214
Abbreviated Legal Description:

216226.7

FOR RECORDER'S USE ONLY

WARRANTY DEED

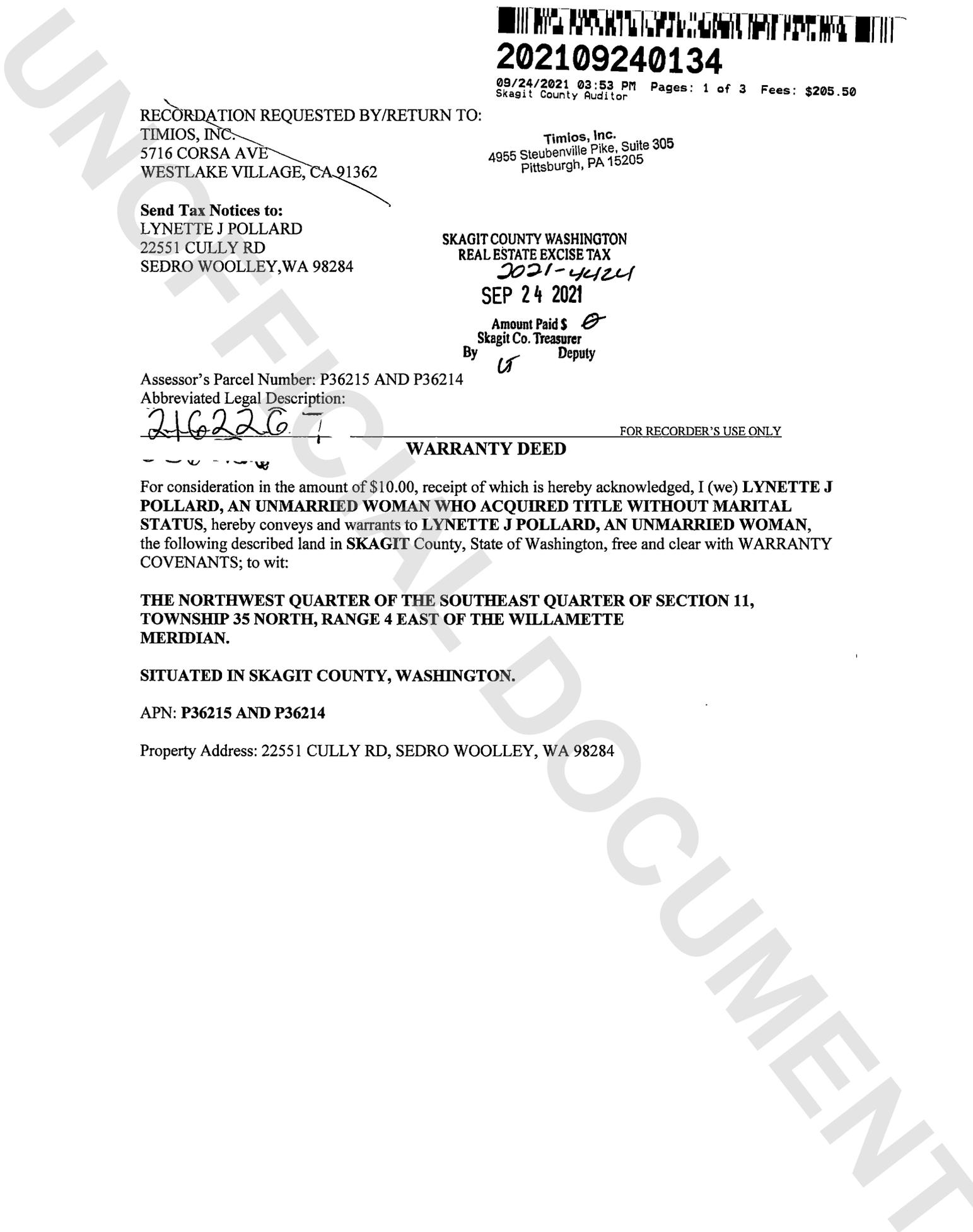
For consideration in the amount of \$10.00, receipt of which is hereby acknowledged, I (we) **LYNETTE J POLLARD, AN UNMARRIED WOMAN WHO ACQUIRED TITLE WITHOUT MARITAL STATUS**, hereby conveys and warrants to **LYNETTE J POLLARD, AN UNMARRIED WOMAN**, the following described land in **SKAGIT** County, State of Washington, free and clear with **WARRANTY COVENANTS**; to wit:

**THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11,
TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE
MERIDIAN.**

SITUATED IN SKAGIT COUNTY, WASHINGTON.

APN: P36215 AND P36214

Property Address: 22551 CULLY RD, SEDRO WOOLLEY, WA 98284



WITNESS the hands and seal of said Grantors this 30 day of December 2020

Lynette J. Pollard
LYNETTE J POLLARD

STATE OF WASHINGTON)
)
COUNTY OF Skagit) SS.

I certify that I know or have satisfactory evidence that LYNETTE J POLLARD 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)

Jennifer Brazil
Notary Public Jennifer Brazil
My Commission Expires: 7-25-2024

This instrument was 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.

EXHIBIT "A"

LEGAL DESCRIPTION

File No: 08-02028384

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

The Northwest Quarter of the Southeast Quarter of Section 11, Township 35 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

Parcel ID:P36215 AND P36214

Commonly known as 22551 CULLY RD, Sedro Woolley, WA 98284
However, by showing this address no additional coverage is provided

ABBREVIATED LEGAL: PTN NW SE, SEC 11, T35N, R4EWM