

RECORDING REQUESTED BY  
LAWYERS TITLE

*Ch 215 20293*

After recording return to &

Mail Tax Statements To: )

Steven Conrad Bellavance and Kelsey Elizabeth )

Bellavance )

2209 Woodridge Avenue, )

Mount Vernon, WA 98273 )

)

Property Tax ID#: P81890 )

File #: WAO10569 )

Abbreviated Legal: LT. 7, PLAT HORIZONS )

DIV NO. 1 )

)

)

)

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 2021-4761  
Date 10/15/2021

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF zero and    /100 DOLLARS  
(\$ 0.00), and other good and valuable consideration, cash in hand paid, the receipt  
and sufficiency of which is hereby acknowledged, on this 9th day of October, 2021,  
STEVEN CONRAD BELLAVANCE and KELSEY ELIZABETH BELLAVANCE formerly known as  
KELSEY ELIZABETH HAMM, a married couple, whose post office address is 2209 Woodridge Avenue,  
Mount Vernon, WA 98273, hereinafter referred to as "Grantors", do hereby grant, convey and warrant  
unto, STEVEN CONRAD BELLAVANCE and KELSEY ELIZABETH BELLAVANCE, a married  
couple, whose post office address is 2209 Woodridge Avenue, Mount Vernon, WA 98273, hereinafter  
"Grantees", the following lands and property, together with all improvements located thereon, lying in the  
County of Skagit, State of Washington, to-wit:

**SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Property Tax ID#: P81890 14414-000-007-0005  
Property Address: 2209 Woodridge Avenue, Mount Vernon, WA 98273

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned  
by Grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any

TO HAVE AND TO HOLD same unto Grantees and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantors are lawfully seized in fee simple of said premises; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and fend the title to the said lands against all claims whatever.

Witness Grantor(s) hand(s) this the 9<sup>th</sup> day of OCTOBER, 2021.

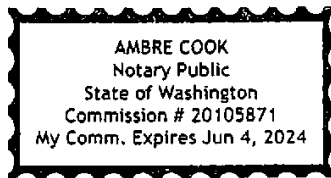
Steven Conrad Bella  
STEVEN CONRAD BELLA VANCE

Kelsey Eliza Bell  
KELSEY ELIZABETH BELLA VANCE formerly known as KELSEY ELIZABETH HAMM

STATE OF Washington  
COUNTY OF Skagit  
~~Shelton~~ AC

On this day personally appeared before me STEVEN CONRAD BELLA VANCE and KELSEY ELIZABETH BELLA VANCE formerly known as KELSEY ELIZABETH HAMM to me known to be the person described in and who executed the within and foregoing instrument and acknowledged that has signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 09 day of October, 2021.



Ambre Cook  
Notary Public residing at Arington

Printed Name: Ambre Cook  
My Commission Expires: 06/04/2024

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning 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.

**Prepared By:**  
Leila L. Hale, Esq.  
c/o National Deed Network, Inc  
36181 East Lake Road #382  
Palm Harbor, FL 34685  
Phone: 727-493-3841  
Bar# 47247

**EXHIBIT "A"**

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

LOT 7, PLAT OF HORIZONS DIVISION NO. 1, AS PER PLAT RECORDED IN VOLUME 12 OF PLATS, PAGE 85, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Parcel ID: P81890

Commonly known as 2209 WOODRIDGE AVENUE, Mount Vernon, WA 98273

ABBREVIATED LEGAL: LT. 7, PLAT HORIZONS DIV NO. 1