

Record and Return To:
Boston National Title Agency, LLC
400 Rouser Road, Suite 500
Coraopolis, PA 15108

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 2022-259
Date 01/24/2022

SPECIAL/LIMITED WARRANTY DEED

This instrument prepared by:

Jay A. Rosenberg, Rosenberg LPA LLC, Washington State Bar Number 50102; 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103. File Number: WA21110699 .

After Recording, Send To:

Commitment Number: WA21110699

ASSESSOR PARCEL IDENTIFICATION NUMBER:
P117817

ABBREVIATED LEGAL

(0.1500 ac) GAGES CIRCLE, LOT 4, ACRES 0.15, (DK12) (DK12)

Exempt: Section WAC 458-61A-~~20010000000000~~ **IV**

203(1) Spouse is being added to title.

Christopher C. Brown, hereinafter grantor, whose tax-mailing address is **1225 FENSKE LN., BURLINGTON, WA 98233-2805**, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Christopher C. Brown and Tabatha A. Brown**, husband and wife, hereinafter grantees, whose tax mailing address is **1225 FENSKE LN., BURLINGTON, WA 98233-2805**, the following real property:

LEGAL DESCRIPTION:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT STATE OF WASHINGTON: LOT 4, PLAT OF GAGES CIRCLE, ACCORDING TO THE PLAT THEREOF RECORDED UNDER AUDITOR'S FILE NO. 200102130017, RECORDS OF SKAGIT COUNTY, WASHINGTON. Tax ID: P117817
Assessor's Parcel Number: P117817

Property Address is: 1225 FENSKE LN., BURLINGTON, WA 98233-2805.

Prior instrument reference: 200110020090

The real property described above is conveyed subject to 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.

Executed by the undersigned on 19, January, 2022.


Christopher C. Brown

STATE OF WA
COUNTY OF SKAGIT

The foregoing instrument was acknowledged before me on 19, January, 2022 by **Christopher C. Brown** who are personally known to me or have produced Drivers Lic. 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

