

POOR ORIGINAL

202203150152

03/15/2022 02:56 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor, WA

WHEN RECORDED RETURN TO:

Austin Prine Freedman
4412 San Juan Avenue
Anacortes, WA 98221

Escrow Number: 01348-47214

Filed for Record at Request of: *Premier Title of Island County*

GNW 22-14377

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Michael Joseph Simpson and Rachel Phelps Simpson, husband and wife** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Austin Prine Freedman, an unmarried person** the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to: Easements, Reservations, Covenants, Conditions, Restrictions, and Agreements of Record.

Abbreviated Legal: (Required if full legal not inserted above.)
Lot 107 Clearidge Div. 1

Tax Parcel Number(s): 4410-000-107-0008 and P81764

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-1016

Mar 15 2022

Amount Paid \$11298.00
Skagit County Treasurer
By Lena Thompson Deputy

LPB 10-05(i)
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Dated: March 7, 2022

Michael Simpson by
RP Simp his attorney in fact

RP Simp

Michael Simpson by Rachel Simpson his attorney in fact Rachel Phelps Simpson

State of WA
County of Island) ss.

On this March day of 4, 2022 before me personally appeared Rachel Phelps Simpson, who executed the within instrument as Attorney in Fact for Michael Joseph Simpson and acknowledged to me that she signed and sealed the same as her free and voluntary act and deed as attorney in fact for Michael Joseph Simpson for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said person is now living, and is not incompetent. Given under my hand and official seal the day and year last above written.



Dated: March 4, 2022

Heather Flowers

Name: Heather Flowers
Notary Public in and for the State of WA
residing at Duck Harbor
My appointment expires: 05/18/2025

County of Island) ss.

This record was acknowledged before me on March 4, 2022 by Rachel Phelps Simpson.



Heather Flowers

Printed name: Heather Flowers
Notary Public
My appointment expires: 05/18/2025

EXHIBIT "A"
LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

Lot 107, Clearidge, Division No 1, according to the plat thereof recorded in Volume 12 of Plats, Pages 76, 77, 78 and 79, Records of Skagit County, Washington.