

POOR ORIGINAL

Recordation Requested By/Return to:
FNC TITLE SERVICES, LLC
1300 PICCARD DRIVE
ROCKVILLE, MD 20850
File No. 2022-10-544

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20235223
Date 01/18/2023

Assessor's Parcel Number: P125214

Abbreviated Legal Description: Tract B of Boundary Line Adjustment 200609190059

FOR RECORDER'S USE ONLY

WARRANTY DEED

THIS DEED, executed this 17 day of Dec, 2022, for consideration in the amount of \$50.00, receipt of which is hereby acknowledged, I (we) **MARSHA BEMKE, AS HER OWN SEPARATE PROPERTY**, hereby bargain, deed and convey to **MARSHA BEMKE, AN UNMARRIED WOMAN, AS HER OWN SEPARATE PROPERTY**, the following described land in SKAGIT County, State of Washington, free and clear with WARRANTY COVENANTS; to wit:

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

Tract b of boundary line adjustment survey, as approved september 19, 2006, and recorded september 19, 2006, under auditor's file no. 200609190059, records of Skagit county, Washington; being a portion of the northeast quarter of section 23, township 35 north, range 4 east of the willamette meridian, more particularly described as follows:

That portion of tract b described in quit claim deed to dennis klinger recorded under auditor's file no. 9909070062, records of Skagit county, Washington, lying in the north half of the northeast quarter of section 23, township 35 north, range 4 east of the willamette meridian, described as follows:

Commencing at the most northerly corner of said tract b being the intersection of the west line of the northeast quarter of the northeast quarter of said section 23 with the south right-Of-Way line of the f&s grade road;

Thence south 52°19'00" east along said south right-Of-Way line, a distance of 75.41 feet to the point of beginning of this description.

Thence south 52°19'00" east along said south right-Of-Way line, a distance of 149.59 feet to the most easterly corner of said tract b;

Thence south 25°52'23" west along the southeasterly line of said tract b, a distance of 126.24 feet;
 Thence north 52°19'00" west, a distance of 175.43 feet,
 Thence north 37°41'00" east, a distance of 123.57 feet to the point of beginning of this description.

APN: P125214

Property Address: 705 F AND S GRADE ROAD, SEDRO WOOLLEY, WA 98284

TOGETHER WITH all the rights, members, and appurtenances to the Real Estate in anywise appertaining or belonging thereto.

TO HAVE AND TO HOLD, the tract or parcel of land above-described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

This instrument was prepared without the benefit of a title examination.

WITNESS the hands and seal of said Grantors this 17 day of Dec 2022


 MARSHA BEMKE

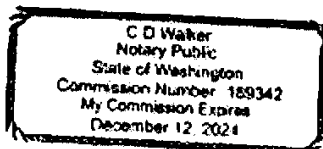
STATE OF WASHINGTON)

COUNTY OF SKAGIT)

SS.

I certify that I know or have satisfactory evidence that **MARSHA BEMKE** 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)




 Notary Public

My Commission Expires: 12.12.24

This Instrument Prepared By:
BRENT DILLE, ESQ.
c/o BC LAW FIRM, P.A.
2010 CATON WAY SW 101
OLYMPIA, WA 98502

Send Tax Notices to:
MARSHA BEMKE
705 F AND S GRADE ROAD
SEDRO WOOLLEY, WA 98284