

After Recording Return To:

Michele M. Fremont
P.O. Box 941
Anacortes, WA 98221

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20236419
Date 05/08/2023

STATUTORY WARRANTY DEED

GRANTOR: **MICHELE M. FREMONT, née MICHELE F. LEHMANN**, a married woman, as her separate property

GRANTEES: **JEROME J. McCOOL and MICHELE M. FREMONT**, husband and wife

Legal Description:

Abbreviated Form: Ptn SW ¼ 14-34-1 E.W.M.

Additional on: Exhibit A

Assessor's Tax Parcel Nos: 340114-3-005-0500 / P115540
 340114-3-005-0800 / P122042

THE UNDERSIGNED GRANTOR, **MICHELE M. FREMONT, née MICHELE F. LEHMANN**, a married woman, as her separate property, for and in consideration of the establishment of a community property interest [WAC 458-61A-203(1)], conveys and warrants to **JEROME J. McCOOL and MICHELE M. FREMONT**, husband and wife, all of Grantor's right, title, and interest in and to the following described real estate, together with all after-acquired title of the Grantor therein, situated in the County of Skagit, State of Washington, to-wit:

That certain real property listed and described in Exhibit "A" attached hereto and incorporated by reference as if fully set forth herein.

SUBJECT TO: Easements, restrictions and reservations of record.

STATUTORY WARRANTY DEED

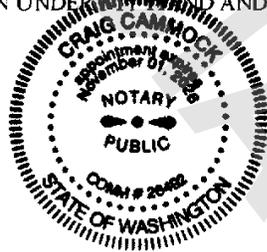
DATED this 3rd day of May, 2023.

Michele M. Fremont
MICHELE M. FREMONT, née MICHELE F. LEHMANN

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence MICHELE M. FREMONT, née MICHELE F. LEHMANN is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 3rd day of May, 2023.



Craig Cammock
Printed Name **CRAIG CAMMOCK**
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 11-1-2026

STATUTORY WARRANTY DEED

EXHIBIT "A"
STATUTORY WARRANTY DEED

That portion of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 14, Township 34 North, Range 1 East, W.M., lying Westerly of the following described line:

Commencing at the Southwest corner of said Southwest $\frac{1}{4}$ (Southwest Section corner); thence North $89^{\circ}48'31''$ East for a distance of 659.37 feet along the South line of said Southwest $\frac{1}{4}$ to the true point of beginning of said line; thence North $0^{\circ}21'23''$ East parallel with the West line of said Southwest $\frac{1}{4}$ for a distance of 676.72 feet, more or less, to the North line of said South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 14, Township 34 North, Range 1 East, W.M., and being the terminus of said line.

TOGETHER WITH a perpetual and non-exclusive easement for ingress, egress, and utilities over, under and across the following described property:

The West 40.00 feet of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 14, Township 34 North, Range 1 East, W.M., and the West 40.00 feet of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 14, Township 34 North, Range 1 East, W.M.

AND SUBJECT TO all easements and restrictions of record.

Situate in the County of Skagit, State of Washington.