

AFTER RECORDING MAIL TO:

Stephan J. Lesser, Mary K. Gillespie,  
and Cynthia June Bradshaw  
3339 Deer Trails Lane  
Bow, WA 98232

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20237154  
Jul 06 2023  
Amount Paid \$16860.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

Filed for Record at Request of:  
HomeLight Title of Washington, LLC

Space above this line for Recorders Use Only

**STATUTORY WARRANTY DEED**

File No.: **WA-22-10587 /GNW 22-17006**

Grantor(s): **Timothy O. Meyer and Nancy L. Meyer**

Grantee(s): **Stephan J. Lesser, Mary K. Gillespie, and Cynthia June Bradshaw**

Abbreviated Legal: **Section 24, Township 36 North, Range 3 East; Ptn. NW (aka  
Tract 9, Deer Trails)**

Assessor's Tax Parcel No.: **P48189/ 360324-2-006-1005**

**THE GRANTOR(S)**, Timothy O. Meyer and Nancy L. Meyer, husband and wife for in  
and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in  
hand paid, conveys, and warrants to Stephan J. Lesser and Mary K. Gillespie, a married  
couple, 50% ownership, and Cynthia June Bradshaw, a single person, 50% ownership,  
as tenants in common the following described real estate, situated in the County of  
Skagit, **State of Washington**.

*See attached Exhibit "A" Legal description*

Subject To: This conveyance is subject to covenants, conditions, restrictions and  
easements, if any, affecting title, which may appear in the public record, including those  
shown on any recorded plat or survey.

Date: 07/05/2023

Timothy O. Meyer  
Timothy O. Meyer

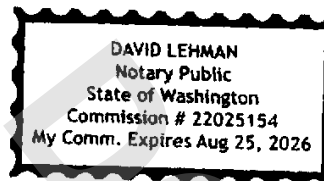
Nancy L. Meyer  
Nancy L. Meyer

State of Washington )  
County of Ferry )-ss

I certify that I know or have satisfactory evidence that Timothy O. Meyer and Nancy L. Meyer, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7.5.23

David Lehman  
Notary Public in and for the State of Washington  
Residing at:  
My appointment expires: 8.25.26



**EXHIBIT A****LEGAL DESCRIPTION**

ALL that certain lot, parcel or tract of land, situate and lying in the City of Bow , County of Skagit, State of Washington, and being more particularly described as follows:

Tract 9 of that certain 5 acre Parcel Map No. 117-77, entitled "DEER TRAILS", approved August 1, 1977 and recorded August 2, 1977 under Auditor's File No. 861848, in Volume 2 of Short Plats, pages 97 and 98, records of Skagit County, Washington; being a portion of the West 1/2 of the Northwest 1/4 of Section 24, Township 36 North, Range 3 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across that certain 60 foot wide strip of land entitled Deer Trails Road, and also shown as Tract "A" all as delineated on the face of said 5 acre Parcel Map No. 117-77, and as said easement is set forth on that certain Declaration of Easement recorded under Auditor's File No. 8010100055, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.