

Return Address:

Mr. Scott B. Hershey
Jeffers, Danielson, Sonn & Aylward, P.S.
2600 Chester Kimm Road
P.O. Box 1688
Wenatchee, WA 98807-1688

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20238254
Date 10/02/2023

CORRECTION TO STATUTORY WARRANTY DEED

Grantor (Seller): Keystone Property Services, LLC, a Washington limited liability company
Grantees (Purchaser): Jane H. Clark, an unmarried individual, as to an undivided 75% interest,
and David C. Rider, an unmarried individual, as to an undivided 25% interest
Legal Description (abbreviated): Lots 1 & 2, Ptn. Lot 3, Blk. 1302, Northern Pacific Addition to
Anacortes, Skagit County, Washington. Additional legal on page 2.
Reference Number of Deed Corrected: 202106010172
Assessor's Tax Parcel ID#: 3809-302-010-0104, P58288

Parties

1.1 **Seller.** KEYSTONE PROPERTY SERVICES, LLC, a Washington limited liability company.

1.2 **Purchasers.** JANE H. CLARK, an unmarried individual, as to an undivided 75% interest, and DAVID C. RIDER, an unmarried individual, as to an undivided 25% interest.

Prior Instrument

2.1 **Warranty Deed.** That Statutory Warranty Deed dated June 1, 2021, wherein Keystone Property Services, LLC, a Washington limited liability company, is Grantor, and Jane H. Clark, an unmarried individual and David C. Rider, an unmarried individual, is Grantee, which Statutory Warranty Deed was recorded June 1, 2021, under Auditor's File No. 202106010172 (the "**Warranty Deed**").

Legal Description

3.1 The property conveyed by that Warranty Deed described in Paragraph 2.1 above is described as follows:

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JEFFERS, DANIELSON, SONN & AYLWARD, P.S.
Attorneys at Law
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1 All of Lots 1 and 2 and the East ½ of Lot 3, Block 1302,
2 "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat
3 recorded in Volume 2 of Plats, page 9, records of Skagit County,
4 Washington.

5 (Also known as Lot A of Survey recorded September 16, 2019,
6 under Skagit County Auditor's File No. 201909160145.)

7 **Correction to Deed**

8 4.1 **Correction.** The parties agree that the Warranty Deed identified above shall
9 be amended to correctly reflect the percentage interest of each of the Grantees in the Property
10 identified in paragraph 3.1 above is as follows: Jane H. Clark, an unmarried individual, as to an
11 undivided 75% interest and David C. Rider, an unmarried individual, as to an undivided 25%
12 interest.

13 4.2 **Ratification.** All other portions of the Warranty Deed are ratified and
14 approved.

15 4.3 **Excise Tax.** Excise tax was paid under Affidavit No. 2021-2444.

16 "SELLER"

17 KEYSTONE PROPERTY SERVICES, LLC
18 A Washington Limited Liability Company

19 By _____

Kristopher Yaun, President

20 "PURCHASERS"

21 _____
22 JANE H. CLARK

23 _____
24 DAVID C. RIDER

25 Date August 21, 2023
26

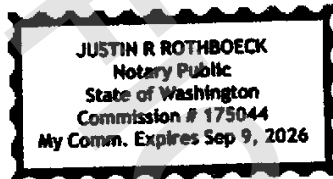
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1 STATE OF WASHINGTON)
2) ss.
3 COUNTY OF SNAKE)

4 I certify that I know or have satisfactory evidence that Kristopher Yaun is the person
5 who appeared before me and said person acknowledged that he signed this instrument, on oath
6 stated that he was authorized to execute the instrument and acknowledged it as the President of
7 KEYSTONE PROPERTY SERVICES, LLC, a Washington limited liability company, to be the free
8 and voluntary act of such party for the uses and purposes mentioned in the instrument.

9 Dated this 6th day of APRIL, 2023.



Justin Rothboeck
Typed/Printed Name JUSTIN ROTHBOECK
NOTARY PUBLIC
In and for the State of Washington
My appointment expires SEPT 9, 2026

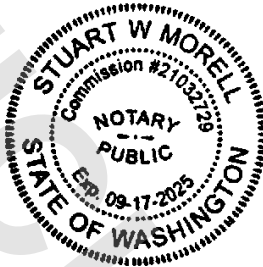
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1 STATE OF WASHINGTON)
2) ss.
3 COUNTY OF Skitagat)

4 I certify that I know or have satisfactory evidence that JANE H. CLARK is the
5 person who appeared before me and said person acknowledged that she signed this instrument
6 and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the
7 instrument.

8 Dated this 21st day of August, 2023.



9 Stuart W. Morell
10 Typed/Printed Name Stuart Morell
11 NOTARY PUBLIC
12 In and for the State of Washington
13 My appointment expires 09/17/2025

14 STATE OF WASHINGTON)
15) ss.
16 COUNTY OF Skitagat)

17 I certify that I know or have satisfactory evidence that DAVID C. RIDER is the
18 person who appeared before me and said person acknowledged that he signed this instrument and
19 acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the
20 instrument.

21 Dated this 21st day of August, 2023.



22 Stuart W. Morell
23 Typed/Printed Name Stuart Morell
24 NOTARY PUBLIC
25 In and for the State of Washington
26 My appointment expires 09/17/2025

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