



202403010036

03/01/2024 11:32 AM Pages: 1 of 3 Fees: \$305.50  
Skagit County Auditor

**AFTER RECORDING MAIL TO:**

BRYCE WILCOX  
LAGERLOF, LLP  
155 N. LAKE AVE., 11TH FLOOR  
PASADENA, CA 91101

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2024-9748  
MAR 01 2024

Amount Paid \$  
Skagit Co. Treasurer  
By *SW* Deputy

**WARRANTY DEED**

**Grantor(s):** STEWART PARKER ABERCROMBIE  
RACHEL ANN-WEBER ABERCROMBIE

**Grantee(s):** STEWART P. ABERCROMBIE, TRUSTEE  
RACHEL A. ABERCROMBIE, TRUSTEE  
ABERCROMBIE FAMILY LIVING TRUST

**Abbreviated Legal:** TRACT A, REVISED SP 27-75, VOL 1 PG 40, AFN 824937 (PTN GL 1, SEC 31, T 35N, R2 E W.M.)

**Additional legal(s) on page:** EXHIBIT A

**Assessor's Tax Parcel Number(s):** 350231-0-055-0004/P33323

THE GRANTOR, STEWART PARKER ABERCROMBIE and RACHEL ANN-WEBER ABERCROMBIE, husband and wife (herein, "Grantor"), whose address is 11103 Happy Valley Road, Anacortes, WA 98221, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, hereby conveys and warrants to STEWART P. ABERCROMBIE AND RACHEL A. ABERCROMBIE, TRUSTEES, or any successors in trust, under the ABERCROMBIE FAMILY LIVING TRUST dated October 12, 2018 and any amendments thereto (herein, "Grantee"), whose address is 11103 Happy Valley Road, Anacortes, WA 98221, all of Grantor's interest in and to the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT A ATTACHED HERETO.

**Property street address:** 11103 Happy Valley Road, Anacortes, WA 98221

Subject to easements, reservations, restrictions, covenants and conditions of record, if any.

Said property being the same property conveyed to Grantor and as described in instrument recorded on January 28, 2022, as Recording Number 202201280017.

**EXHIBIT A**

[Legal Description]

**Tract A, of revised Skagit County Short Plat No. 27-75, approved October 1, 1975, recorded October 16, 1975, under auditor's file No. 824937, in Volume 1 of Short Plats, page 70, being a portion of Government Lot 1, Section 31, Township 35 North, Range 2, E W.M.**

**Situate in the County of Skagit, State of Washington.**

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

Dated this 10/06, 2023

GRANTOR:

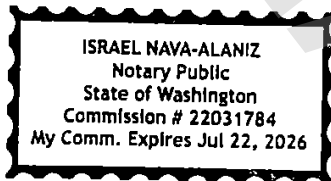
Stewart Parker Abercrombie  
Stewart Parker Abercrombie

STATE OF <sup>1.A</sup> Washington  
COUNTY OF Skagit

On this day personally appeared before me Stewart Parker Abercrombie, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged signing the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

Dated: 10-06-2023

[AFFIX NOTARY SEAL]



Israel Alaniz  
Print name: Israel Nava-Alaniz  
Notary Public in and for the State of Washington  
Residing at: Anacortes, WA  
My commission expires: 07-22-2026

GRANTOR:

Rachel Ann-Weber Abercrombie  
Rachel Ann-Weber Abercrombie

STATE OF Washington  
COUNTY OF Skagit

On this day personally appeared before me Rachel Ann-Weber Abercrombie, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged signing the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

Dated: 10-06-2023

[AFFIX NOTARY SEAL]

Israel Alaniz  
Print name: Israel Nava-Alaniz  
Notary Public in and for the State of Washington  
Residing at: Anacortes, WA  
My commission expires: 07-22-2026