



202410220038

10/22/2024 12:22 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

Filed at Request of, and Return to:
MICHAEL P. JACOBS
RIACH GESE JACOBS PLLC
P. O. Box 1067
Lynnwood, WA 98046

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 2651

OCT 22 2024

Amount Paid \$ 0

Skagit Co. Treasurer

By

Deputy

DEED IN PROBATE

Grantor: STACY LOCKHART, Personal Representative of the Estate of
SHARON K. TIMSS, Deceased

Grantee: STACY LOCKHART, a married person, individually and DARCY
UPHAUS, a single person, each as to an undivided 1/2 interest

Legal Description: Lots 17 & 18, Cavanawood Subdiv. No. 1 TGW 2nd class shorelands

Add'l legal on page: 1 & 2 below

Tax Parcel ID#: 3875-000-017-0007/P64036; 3875-000-018-0006/P64037;

References Nos. of Documents Released or Assigned: N/A.

THE GRANTOR, STACY LOCKHART, Personal Representative of the Estate of
SHARON K. TIMSS, Deceased, for and in consideration of distribution under the Last Will and
Testament of SHARON K. TIMSS, dated November 7, 2007, conveys and grants to STACY
LOCKHART, a married person, individually and DARCY UPHAUS, a single person, each as to an
undivided one-half interest, without warranty, all of Grantor's interest in the following described
real property:

PARCEL A:

Lots 17 and 18, "PLAT OF CAVANAWOOD SUBDIVISION NO. 1," as per plat
recorded in Volume 6 of Plats, page 33, records of Skagit County, Washington.

TOGETHER WITH the shorelands of the second class, situate in front of,
adjacent to, or abutting upon said Lots 17 and 18, Cavanawood Subdivision No.
1, a recorded plat in Government Lot 2, Section 25, Township 33 North, Range 6

East, W.M., as conveyed by Deed recorded October 17, 1977, under Auditor's File No. 866861, records of Skagit County, Washington.

PARCEL B:

ALSO TOGETHER WITH an Easement over and across an existing community driveway as conveyed and granted in instrument recorded June 23, 1981, under Auditor's File No. 8106230060, records of Skagit County, Washington.

Situate in the county of Skagit, state of Washington.


Said property is commonly known as 35182 North Shore Drive, Mount Vernon, WA 98274.

The liability and obligation of grantor to grantee(s) and grantee(s') successors under the warranty contained herein shall be limited to the amount, nature, and terms of any title insurance coverage available to grantor under any title insurance policy. Grantor shall have no obligations except to the extent that reimbursement of such liability or obligation is available to grantor under any title insurance policy.

DATED this 11th day of October, 2024.

ESTATE OF SHARON K. TIMSS

BY


 PR
STACY LOCKHART, Personal Representative

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

THIS IS TO CERTIFY that I know or have satisfactory evidence that STACY LOCKHART is the person who appeared before me, in her capacity as Personal Representative of the Estate of Sharon K. Timss and on oath stated that she is the person described in the foregoing instrument as the Grantor, and acknowledged to me that she signed and sealed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

11 IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this
day of October, 2024.




NOTARY PUBLIC in and for the state of Washington,
residing at: Everett
My Commission Expires: 10/2/28
Printed Name: Christie Blackston