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11/08/2024 08:59 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

After Recording Return To:

BETTS AUSTIN JOHNSON, pllc
2200 Rimland Drive, Suite 230
Bellingham, WA 98226-6643

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 2859
NOV 08 2024

Amount Paid \$-0
Skagit Co. Treasurer
By *LT* Deputy

Document Title(s): Statutory Warranty Deed

Reference No. of Documents Released/Assigned: N/A

Grantor: JOANNA M. HOWARD (who acquired title as JOANNA M. SISSONS), a
single person

Grantee: MARC R. HOLDER, as his separate property

Abbreviated Legal: LOT 25, BLK 3, LAKE CAVANAUGH SUBDIVISION,
DIV NO. 3
TWN 33 R 06 S 22

Full Legal Description Attached as Exhibit "A", page 3
Assessor's Tax Parcel ID #: P67010 / 3939-003-025-0005

STATUTORY WARRANTY DEED

The GRANTOR, JOANNA M. HOWARD (who acquired title as JOANNA M. SISSONS), a single person, for and in consideration of a gift, conveys and warrants to MARC R. HOLDER, as his separate property, all of her interest in the following described real estate, situated in the County of Skagit, State of Washington, including any after acquired title:

See legal description attached hereto as Exhibit "A".

DATED: October 23, 2024.

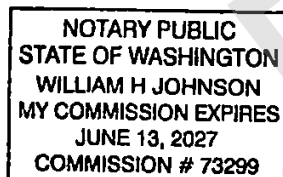
Joanna M. Howard
JOANNA M. HOWARD, Grantor

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

I certify that I know or have satisfactory evidence that JOANNA M. HOWARD, a single person, 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.

DATED: October 23, 2024.

(SEAL/STAMP)



William H. Johnson
NOTARY PUBLIC
My appointment expires: 6/13/2027

E:\FILES\Clients-e-Howard, Michael & Joanna\Estate Planning - Joanna 2013 forward\Real Estate\WA\Skiagit County\SWD.J to Mark lot West Shore Dr.2024.doc

EXHIBIT A

Site Address: 33005 West Shore Drive, Mt. Vernon, WA 98274
Tax Parcel No.: P67010 / 3939-003-025-0005

Lot 25, Block 3, "LAKE CAVANAUGH SUBDIVISION NO. 3", according to the plat recorded in Volume 6 of Plats, pages 25 to 31, inclusive, records of Skagit County, Washington.

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.