

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20250330
Date 02/06/2025

Recordation Requested By/Return to:
STEWART TITLE GUARANTY COMPANY
1900 SOUTH STATE COLLEGE BLVD. SUITE 200
ANAHEIM, CA 92806
File No. NSWIHE25785181

Assessor's Parcel Number: P116396

~~Abbreviated Legal Description:~~

FOR RECORDER'S USE ONLY

214265-LT

WARRANTY DEED

THIS DEED, executed this 29 day of JANUARY, 2025, for consideration in the amount of Zero and 00/100 Dollars (\$0.00), receipt of which is hereby acknowledged, I (we) Lester Leo Francis, Jr who erroneously acquired title as Lester L. Francis, III and R. Lorrie Francis, also known as Rochelle Lorrie Francis, husband and wife, hereby conveys and warrants to Lester Leo Francis, Jr and Rochelle Lorrie Francis, husband and wife, As Joint Tenants With Rights Of Survivorship And Not As Tenants In Common, the following described land in SKAGIT County, State of Washington, to wit:

Lot 3 of Short Plat No. 99-0005 as recorded February 2, 2000 under Auditor's File No. 200002020011, records of Skagit County, Washington; being a portion of the Northeast Quarter and the Southeast Quarter of the Southwest Quarter in Section 14, Township 35 North, Range 4 East of the Willamette Meridian.

Situate in the County of Skagit, State of Washington.

APN: P116396

Property Address: 8769 F AND S GRADE ROAD, SEDRO WOOLLEY, WA 98284


This instrument was prepared without the benefit of a title examination.

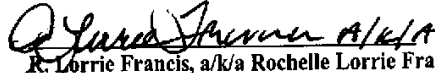
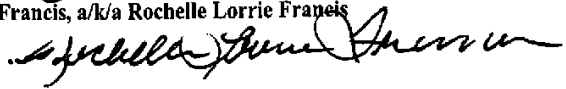
TOGETHER WITH all the rights, members, and appurtenances to the Real Estate in anywise appertaining or belonging thereto.

TO HAVE AND TO HOLD, the tract or parcel of land above-described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 29 day of JANUARY 2025


Lester Leo Francis, Jr


R. Lorrie Francis, a/k/a Rochelle Lorrie Francis


STATE OF WASHINGTON)

COUNTY OF SKAGIT)

SS.

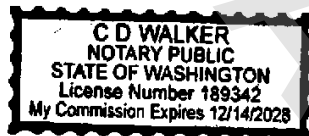
I certify that I know or have satisfactory evidence that **Lester Leo Francis, Jr and R. Lorrie Francis, a/k/a Rochelle Lorrie Francis**, is/are the individual(s) who appeared before me and said individual(s) acknowledged that she/he/they signed this instrument and acknowledged it to be a free and voluntary act for the uses and purposes mentioned in the instrument.

(Seal)



Notary Public

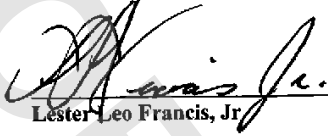
My Commission Expires: 12.14.28




This Instrument Prepared By:
BRENT DILLE WA Bar No. 25137
o/b/o BC LAW FIRM, P.A.
2010 CATON WAY SW 101
OLYMPIA, WA 98502

Send Tax Notices to:
Lester Leo Francis, Jr and Rochelle Lorrie Francis
8769 F AND S GRADE ROAD
SEDRO WOOLLEY, WA 98284

THE GRANTEEES BY SIGNING THE ACCEPTANCE BELOW, EVIDENCE THEIR INTENTION TO ACQUIRE SAID PREMISES AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON. ACCEPTED AND APPROVED.


Lester Leo Francis, Jr.


Rochelle Lorrie Francis