

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20251697  
Date 06/03/2025

**After recording return to:**  
Myatt & Bell, P.C.  
1412 NE 134<sup>th</sup> Street, Suite 130  
Vancouver, WA 98685

**Until a change is requested,  
send tax statements to:**  
Michael & Peggy Shelley  
16722 Peterson Road  
Burlington, WA 98233

### Warranty Deed

ROBERT E. BETSCHART AND KAREN A. BETSCHART, husband and wife, "Grantors," hereby convey and warrant to LAUREN ELIZABETH BETSCHART AND KATE ANDREA BETSCHART, individuals, as joint tenants with rights of survivorship, and not as tenants in common "Grantees," all their interest in the following real property situated in Skagit County, State of Washington, free of encumbrances except for matters of public record:

Lot 10, "PLAT OF CAMELOT ON THE SKAGIT," as per plat recorded in Volume 12 of Plats, pages 8, 9, and 10, records of Skagit County, Washington.

Tax Parcel Number(s): 4372-000-010-0000, P80661

SUBJECT TO covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true and actual consideration paid for this conveyance is \$0. This is a gift.

The liability and obligations of the Grantors to Grantees and Grantees' heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that is provided to Grantors under any policy of title insurance insuring Grantors' interest in the above-described property. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument to the extent of coverage that is

provided to Grantors under any policy of title insurance insuring Grantors' interest in the above-described property.

WITNESS the hand of said Grantors on this 12 day of May, 2025.

GRANTORS:

[Signature]  
ROBERT E. BETSCHART

[Signature]  
KAREN A. BETSCHART

STATE OF WASHINGTON )  
  )  
  ) ss.  
COUNTY OF CLARK         )

The forgoing instrument was acknowledged before me on this 12 day of MAY, 2025, by ROBERT E. BETSCHART AND KAREN A. BETSCHART.

[Signature]  
Notary Public for Washington  
My commission expires: 9/11/28

