

When Recorded Mail to:

Jensen Law Office, PLLC
1833 N 105th St Ste 301
Seattle WA 98133

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20252070
Date 07/02/2025

TRUSTEE'S DEED

Recorded at the request of: Jensen Law Office, PLLC / The draftsman assumes no responsibility for the legal description and stated title owner(s) herein which were supplied by the parties hereto.

GRANTORS, Debra Gabrielsen Miles, Barbara Gabrielsen-Miles, and Jennifer H. G. Lally, Trustees of the Dolores Gabrielsen Living Trust dated September 9, 2011, as a mere change in identity only, do hereby *convey and warrant* to

GRANTEE, Gabrielsen, LLC, a Washington limited liability company, Grantors' entire interest and any interest Grantors may hereafter acquire in the following described real property situated in the County of Skagit, State of Washington.

Lot 55 and that portion of Lot 56 lying Southeasterly of a line beginning at a point on the Easterly line of said Lot 56, which is 27 feet Northerly of the Southeasterly corner of said Lot 56 and extending thence Southwesterly to the Southwesterly corner of said Lot 56, the terminal point of said line, all in Block 1, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 3", as per plat recorded in Volume 6 of Plats, pages 25 to 31 inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Site Address: 32879 S Shore Dr, Mount Vernon, WA 98274

Assessor's Tax Parcel No(s): P66827 **Including and subject to all matters of record.**

The liability and obligations of Grantors to Grantees and Grantees' successors under the warranties contained herein shall be limited to the amount, nature and terms of any title insurance coverage available to Grantors under any title insurance policy. Grantors shall have no liability or obligations except to the extent that reimbursement for such liability or obligation is available to Grantors under any title insurance policy.

DATED and delivered this 1st day of July, 2025.

The Dolores Gabrielsen Living Trust dated September 9, 2011

Debra Gabrielsen Miles
Debra Gabrielsen Miles, Trustee

Barbara Gabrielsen-Miles
Barbara Gabrielsen-Miles, Trustee

Jennifer H. G. Lally
Jennifer H. G. Lally, Trustee

STATE OF WASHINGTON)
) SS.
COUNTY OF KING)

On this day personally appeared before me, Debra Gabrielsen Miles, Barbara Gabrielsen-Miles, and Jennifer H. G. Lally, Trustees of the Dolores Gabrielsen Living Trust dated September 9, 2011, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 1st day of July, 2025.

Emily R Olsen
Notary Public for the State of Washington
EMILY R. OLSEN
Residing at Shoreline, Washington
My commission expires 09/07/2025

