

After Recording Mail To:
Andrew C. Schuh
Skagit Law Group, PLLC
PO Box 336
Mount Vernon, WA 98273

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20252110
Date 07/07/2025

BARGAIN AND SALE DEED

THE GRANTOR, ALLIE ELIZABETH DEMPSEY, as Trustee of The Janet Rae Dempsey Revocable Trust dated January 31, 2022, for and in consideration of inheritance, bargains, sells, and conveys to ALLIE ELIZABETH DEMPSEY, a single woman, the following described estate, situated in the County of Skagit, State of Washington.

The North 75 feet of that portion of the East Half of the Southwest Quarter of the Northeast Quarter of Section 29, Township 34 North, Range 4 East of the Willamete Meridian, described as follows: Beginning 879 feet East and 414.96 feet North of the center of said section; Thence West a distance of 220.15 feet; Thence South a distance of 414.80 feet; Thence East a distance of 219.75 feet; Thence North a distance of 414.96 feet to the place of beginning: EXCEPT that portion thereof conveyed to the City of Mount Vernon a municipal corporation, by deed dated June 2, 1961, and recorded under Auditor's File No. 609917, records of Skagit County, Washington. Situated in Skagit County, Washington.

SUBJECT TO: Easements, restrictions, and reservations of record.

Tax Parcel Number(s): 340429-0-255-0005; P28438

The Grantor for herself and for her successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, though, or under said Grantor and not otherwise, she will forever warrant and defend the said described real estate.

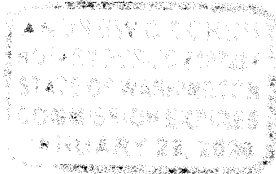
Dated: July 7, 2025

By Allie Dempsey
ALLIE ELIZABETH DEMPSEY, Trustee

State of Washington)
)ss
County of Skagit)

I certify that I know or have satisfactory evidence that ALLIE ELIZABETH DEMPSEY is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it individually and as the Trustee of The Janet Rae Dempsey Revocable Trust dated January 31, 2022, be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 7, 2025



ACS
Notary Public **ANDREW C. SCHUH**
My commission expires: 1/23/26