

## AFTER RECORDING RETURN TO:

NORTH SOUND LAW GROUP, PLLC  
300 NORTH COMMERCIAL STREET  
BELLINGHAM, WASHINGTON 98225Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20252190  
Date 07/14/2025

## DOCUMENT TITLE:

**BARGAIN AND SALE DEED**

## REFERENCE NUMBER OF RELATED DOCUMENT:

## GRANTOR(S):

**SUZANNE GRACE CLARKE, Personal  
Representative of the Estate of ANTHONY  
MICHAEL CLARKE, Deceased**

## GRANTEE(S):

**SYLVIA M. CLARKE, a single woman**

## ABBREVIATED LEGAL DESCRIPTION:

Creekside Village Ph. III, Div. 2, Lt. 67; and  
State Street Townhomes, Phase 2, Unit 402

## ADDITIONAL LEGAL DESCRIPTION ON:

**PAGE(S) 1-2**

## ASSESSOR'S TAX PARCEL NUMBER(S):

P99875 /4569-000-067-0006; and  
P107831 /4664-000-402-0000**BARGAIN AND SALE DEED**

The undersigned Grantor, SUZANNE GRACE CLARKE, as the duly appointed, qualified and acting Personal Representative of the Estate of ANTHONY MICHAEL CLARKE, Deceased, in Probate Cause No. 25-4-00360-37, in Whatcom County Superior Court of Washington, and not in her individual capacity, as a distribution of the estate pursuant to Will, does grant, bargain, sell, convey and confirm to SYLVIA M. CLARKE, a single woman, the following-described real estate, situated in Skagit County, Washington:

**P99875**

Lot 67, "CREEKSIDE VILLAGE PHASE III, DIVISION 2", according to the plat thereof recorded in Volume 15 of Plats, Pages 12 and 13, records of Skagit County, Washington.

SUBJECT TO: Easements, dedications, covenants, conditions, restrictions and reservations of record.

P107831

Unit 402, "FIRST AMENDMENT TO SURVEY MAP AND PLANS FOR STATE STREET TOWNHOMES CONDOMINIUM", (adding Phase II), according to the Declaration thereof recorded under Auditor's file No. 9509280039, and as delineated on that certain "Survey Map and Plans", recorded in Volume 16 of Plats, page 76, under Auditor's File No. 9509280040, records of Skagit County, Washington.

SUBJECT TO: Easements, dedications, covenants, conditions, restrictions and reservations of record.

The Grantor, for herself and for Grantor's successors in interest, does by these presents expressly limit the covenants of this deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implications. Grantor does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor, and not otherwise, Grantor will forever warrant and defend the said described real estate.

DATED this 2 day of July, 2025.



SUZANNE GRACE CLARKE

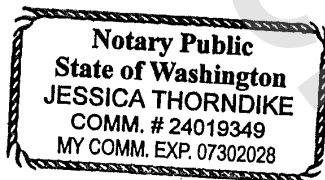
Personal Representative of the Estate of  
ANTHONY MICHAEL CLARKE, Deceased, and not in her individual capacity

*(notary block on following page)*

State of Washington )  
) ss.  
County of Skagit )

This record was acknowledged before me on (date) July 2 2025 by  
SUZANNE GRACE CLARKE as PERSONAL REPRESENTATIVE of THE ESTATE  
OF ANTHONY MICHAEL CLARKE.

(STAMP)



J. Thorndike  
(Signature)  
Printed Name: Jessica Thorndike  
Notary Public  
My commission expires: 7/30/28