

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. 20252298
Date 07/18/2025

DOCUMENT TITLE:

BARGAIN AND SALE DEED

REFERENCE NUMBER OF RELATED DOCUMENT:

GRANTOR(S):

SYLVIA M. CLARKE, a single woman

GRANTEE(S):

**SUZANNE GRACE CLARKE, a married
woman as her separate property**

ABBREVIATED LEGAL DESCRIPTION:

Creekside Village Ph. III, Div. 2, Lt. 67

ADDITIONAL LEGAL DESCRIPTION ON:

PAGE 1

ASSESSOR'S TAX PARCEL NUMBER(S):

P99875 /4569-000-067-0006

BARGAIN AND SALE DEED

The undersigned Grantor, SUZANNE GRACE CLARKE, as the duly appointed, qualified and acting attorney-in-fact for SYLVIA M. CLARKE, a single woman, under the Durable General Power of Attorney of Sylvia M. Clarke dated August 29, 2016. and not in her individual capacity, as a gift, does grant, bargain, sell, convey and confirm to SUZANNE GRACE CLARKE, a married woman, as her separate property, the following-described real estate, situated in Skagit County, Washington:

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.

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,
as Attorney-in-Fact for SYLVIA M. CLARKE

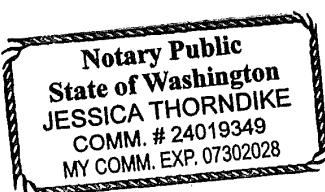
State of Washington

)
) ss.
)

County of Skagit

This record was acknowledged before me on (date) July 2 2025 by
SUZANNE GRACE CLARKE as attorney-in-fact for SYLVIA M. CLARKE.

(STAMP)




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