

When Recorded Mail to:Jensen Law Office, PLLC
1833 N 105th St Ste 301
Seattle WA 98133Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20253209
Date 09/30/2025**LIMITED WARRANTY 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.

GRANTOR, Elaine Marie Gerspacher, a married woman as her separate estate, as a mere change in identity only, do hereby *convey and warrant* to

GRANTEES, Mark P. Gerspacher and Elaine M. Gerspacher, Trustees, or their successors in interest, of the Mark and Elaine Gerspacher Revocable Living Trust dated September 30, 2025, and any amendments thereto, 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.

LOTS 1 AND 2 IN BLOCK 18, OF PLAT IN THE TOWN OF SEDRO, BLOCKS 1-30, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 17, OF THE RECORDS OF SKAGIT COUNTY, WASHINGTON.

Site Address: 801 Jameson St, Sedro-Woolley, WA 98284

Assessor's Tax Parcel No(s): P75489 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 30th day of September, 2025.

Elaine Marie Gerspacher
Elaine Marie Gerspacher

STATE OF WASHINGTON)
) SS.
COUNTY OF KING)

On this day personally appeared before me, Elaine Marie Gerspacher, 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 30th day of September, 2025.

Sara Westvold
Notary Public for the State of Washington
SARA WESTVOLD
Residing at Shoreline, Washington
My commission expires 01/19/2027

PLACE NOTARY SEAL HERE

