



202601300041

01/30/2026 11:39 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor

Once recorded, return to:

Sherry Lynch
623 Sterling Street
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2026.0257

JAN 30 2026

Amount Paid \$ 1960.20
Skagit Co. Treasurer

By LT Deputy

This Space for Recorder's Use Only.

Washington General Warranty Deed

State of Washington

County of Skagit

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

\$122,200.00 US Dollars (\$ 0) in hand, paid to

Sherry A. Lynch
with an address of 623 Sterling Street Sedro-Woolley, WA

(the "Grantor" or "Grantors"), does/do hereby grant, bargain, and sell, and convey and confirm to

Melissa R. Lynch
with an address of P.O. Box 61, 536 B Noble, Hamilton WA

(the "Grantee" or Grantees") its successors and assigns the following-described real property,

lying, being and situated in Skagit County, Washington, to wit:

Pls 6-11, Bl 15, Hamilton Townsite Company 2nd Add to Town of Hamilton
A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 73705 (GEOID:4113-015-011-0001)

The property identified herein is -OR- is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Melissa Lynch

Address: P.O. Box 61 Hamilton, WA 98255



This instrument was prepared by:

Name: Sherry Lynch

Address: 623 Sterling Street Sedro-Woolley, WA 98284

SUBJECT TO: easements, restrictions, reservations, and other agreements and matters of record, if any.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging unto the said Grantee and its successors and assigns, forever; the said Grantor hereby covenanting that the said premises are free and clear from any encumbrance, except as set forth above, that it is lawfully seized of an indefeasible estate in fee simple to said premises and may convey the same, and that it will warrant and defend the title to said premises unto said Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever, except real property taxes for the year 2026 and thereafter.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this instrument as of the day and year written hereunder.

Grantor Signature: Sherry Lynch Date: 1/30/26
Printed Name: Sherry A. Lynch

Grantor Signature: N/A Date: _____
Printed Name: N/A



NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

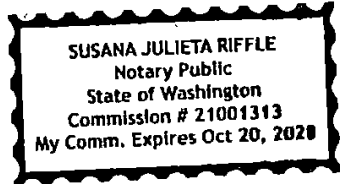
State of Washington)
County of Skagit)

On January 30th 2026 before me, Susana Julieta Riffle,
personally appeared Sherry Ann Lynch,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Washington that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature S. Riffle
Printed Name Susana Julieta Riffle
My Commission Expires October 20th 2028



(Seal)

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

prop ID: 73705

Geo ID: 4113-015-011-0001

536 A+B Noble Hamilton, WA 98255

(0.5200 ac) Lots 6-11

Block 15 Hamilton Townsite

Second Addition

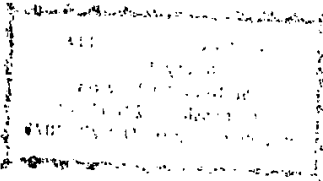


EXHIBIT A

LOTS 6 TO 11, BLOCK 15, THE HAMILTON TOWNSITE COMPANY'S SECOND ADDITION TO THE TOWN OF HAMILTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 60, SKAGIT COUNTY, WASHINGTON.