

After Recording, Return to:

Harris & Bowker LLP
10300 SW Greenburg Road, Suite 530
Portland, OR 97223-5486

SEE RCW 64.04.040

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20261399
Date 05/12/2026

BARGAIN AND SALE DEED

Grantors (Sellers): Lloyd D. Van Roekel and Sharon G. Van Roekel
Grantee (Purchaser): Lloyd D. Van Roekel and Sharon G. Van Roekel
Legal Description (abbreviated): Lot 27, Park Ridge Div No. 1
Assessor's Tax Parcel ID#: 4611-000-027-0006/P104215

Lloyd D. Van Roekel and Sharon G. Van Roekel, Grantors, for and in the consideration cited in this instrument, bargain, sell, and convey to Lloyd D. Van Roekel and Sharon G. Van Roekel, as community property with rights of survivorship, Grantees, the following described real property and improvements commonly known as 418 S. 39th Place, Mount Vernon, Washington, situated in the county of Skagit, state of Washington, legally described as follows:

Lot 27, "PLAT OF PARK RIDGE DIVISION 1," as per plat recorded in Volume 15 of Plats, pages 112 and 113, records of Skagit County, Washington.

The true consideration for this conveyance is \$0.00. Grantors are correcting the vesting on the deed to ensure survivorship with the spouse.

DATED this 24th day of April, 2026.

GRANTORS:**GRANTEES:**

Lloyd D. Van Roekel
Lloyd D. Van Roekel, Grantor

Lloyd D. Van Roekel
Lloyd D. Van Roekel, Grantee

Sharon G. Van Roekel
Sharon G. Van Roekel, Grantor

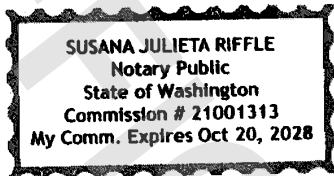
Sharon G. Van Roekel
Sharon G. Van Roekel, Grantee

STATE OF WASHINGTON)

County of Snohomish)

SS

This instrument was acknowledged before me on the 24th day of April,
2026, by Lloyd D. Van Roekel and Sharon G. Van Roekel, Grantors.



Susana Julieta Riffle
Notary Public for Washington
My Commission Expires: 10/20/2028

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