



202001100105

01/10/2020 02:08 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Kent Fagan and Margaret Fagan
23297 Silvernail Rd
Mount Vernon, WA 98273

GUARDIAN NORTHWEST TITLE CO.
STATUTORY WARRANTY DEED 19-3989

THE GRANTOR(S) Shirley M. Fagan, as her separate estate, PO Box 1754, Mount Vernon, WA 98273,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Kent Fagan and Margaret Fagan, a married couple

the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Section 32, Township 33 North, Range 4 East - SW NE (aka Lot 1 SP 37-86)

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"
attached hereto

Tax Parcel Number(s): P17613 & 330432-1-012-0003

Dated: 1-9-20

Shirley M. Fagan
Shirley M. Fagan

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020 120
JAN 10 2020

Amount Paid \$ 376.50
Skagit Co. Treasurer
By ME Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3989-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Shirley M. Fagan is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 9th day of January, 2020

[Signature]
Signature

Notary
Title

My appointment expires: 1-7-23

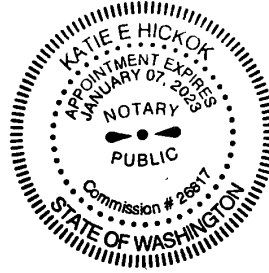


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 23297 Silvernail Rd, Mount Vernon, WA 98273
Tax Parcel Number(s): P17613 & 330432-1-012-0003

Property Description:

Lot 1, Skagit County Short Plat No. 37-86, approved October 24, 1986, recorded October 28, 1986 in Volume 7 of Short Plats, page 129, under Auditor's File No. 8610280010, records of Skagit County, Washington, being a portion of the Southwest 1/4 of the Northeast 1/4 in Section 32, Township 33 North, Range 4 East, W.M.

Situated in Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3989-KH

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EXHIBIT B

19-3989-KH

1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. 37-86 recorded October 28, 1986 as Auditor's File No. 8610280010.

Statutory Warranty Deed
LPB 10-05

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