

AFTER RECORDING MAIL TO:

**Michael D. and Valerie Means
428 S 29th Place
Mount Vernon, WA 98274**

**Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-177904-OE**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-2279
Jun 24 2020
Amount Paid \$6085.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Statutory Warranty Deed

THE GRANTOR Patricia L. Beddome, Personal Representative of the Estate of Audrey M. Austin, deceased, under Skagit County Superior Court Probate Cause No. 20-4-00150-29 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MICHAEL MEANS and VALERIE MEANS, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn NE 1/4 SW 1/4, 21-34-4 E W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s):
340421-0-033-0028, P27023

Subject to the covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment, Order No. 01-177904-OE.

Dated **June 23, 2020**

The Estate of Audrey M. Austin

Patricia L. Beddome

By: Patricia L. Beddome, Personal Representative

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Patricia L. Beddome** signed this instrument, on oath stated that **she** are authorized to execute the instrument and acknowledged it as the **Personal Representative** of **The Estate of Audrey M. Austin** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 6/23/2020

[Signature]

Brandi N. Dellinger
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: Nov. 15th, 2022



EXHIBIT A

That portion of the East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 21, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of said subdivision, 1,190 feet South of the North line thereof;
thence South along said East line 75 feet, more or less, to a point 1,265 feet South of the North line of said Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;
thence West 135 feet;
thence North parallel to said East line 75 feet;
thence East parallel to the North line of said Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ to the point of beginning.
(Also known as Lot 15 of the Unrecorded Plat of Cedar Crest Addition to Mount Vernon),

EXCEPT the East 30 feet conveyed to the City of Mount Vernon for street purposes.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.