

AFTER RECORDING MAIL TO:

Leslie Ryder, III  
525 N Barker St  
Mount Vernon, WA 98273SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3632

Sep 11 2020

Amount Paid \$4213.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

Filed for Record at Request of:

*Space above this line for Recorders use only*

First American Title Insurance Company

GNW 20-7290

**STATUTORY WARRANTY DEED**File No: **4221-3541609 (th)**Date: **August 27, 2020**Grantor(s): **Danielle J Flatmo Simpson**Grantee(s): **Leslie Ryder, III**Abbreviated Legal: **Ptn. Gov. Lot 10 in Section 19, Township 34 North, Range 4 East**Parcel No. **P26414/340419-0-087-0019**Additional Legal on page: **1**Assessor's Tax Parcel No(s): **p26414**

**THE GRANTOR(S) Danielle J Flatmo Simpson, a married woman** for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Leslie Ryder, III, a single person**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

**LEGAL DESCRIPTION:** Real property in the County of Skagit, State of Washington, described as follows:

**The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:**

**That portion of Government Lot 10 in Section 19, Township 34 North, Range 4 East, W.M., described as follows:**

**Beginning at a point on the West line of said Government Lot 10, which is 885.7 feet South of the Northwest corner of said**

**Government Lot;**

**thence North 86° East a distance of 270 feet to the true point of beginning;**

**thence North 86° East a distance of 80 feet;**

**thence South a distance of 80 feet;**

**thence South 86° West a distance of 80 feet;**

**thence North a distance of 80 feet to the true point of beginning;**

**EXCEPT any portion lying within the boundaries of Barker Street running along the East side thereof;**

**ALSO EXCEPT that portion, if any, lying within that parcel conveyed by deed, recorded**

APN: p26414

Statutory Warranty Deed  
- continued

File No.: 4221-3541609 (th)

**on April 14, 1959, under Auditor's  
File No. 579048, records of Skagit County, Washington.  
Situating in Skagit County, Washington.**

Subject To: 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.

APN: p26414

Statutory Warranty Deed  
- continued

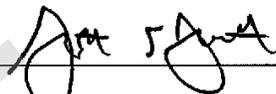
File No.: 4221-3541609 (th)

  
\_\_\_\_\_  
Danielle J Flatmo Simpson

STATE OF Washington )  
 )-ss  
COUNTY OF Skagit )

I certify that I know or have satisfactory evidence that **Danielle J Flatmo Simpson**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 01 Sept 2020

  
\_\_\_\_\_  
Notary Public in and for the State of Washington  
Residing at: Arden  
My appointment expires: 4-25-24

