

**AFTER RECORDING MAIL TO:**

**Ryan Bierer**  
729 North 4th Street  
Mount Vernon, WA 98273

**Filed for Record at Request of:**  
**Land Title & Escrow of Skagit & Island County**  
**Escrow No.: 01-180617-OE**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-4682  
Nov 05 2020  
Amount Paid \$4479.40  
Skagit County Treasurer  
By Marissa Guerrero Deputy

**Statutory Warranty Deed**

**THE GRANTOR JENNIFER SHAPANUS, an unmarried person, as her separate property** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **RYAN BIERER, an unmarried person, as his separate property** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

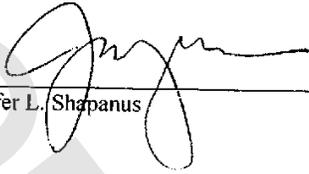
**Ptn Gov Lot 9, 19-34-4 E W.M.**

**For Full Legal See Attached Exhibit "A"**

Tax Parcel Number(s): **340419-0-232-0005, P26580**

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, - OEbut not limited to, those shown on Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 01-180617-OE

Dated November 4, 2020



\_\_\_\_\_  
Jennifer L. Shapanus

STATE OF Washington }  
COUNTY Skagit } SS:  
OF \_\_\_\_\_

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

Dated: November 5, 2020

  
\_\_\_\_\_  
Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment 9/11/2022



**EXHIBIT A**

PARCEL "A":

That portion of Government Lot 9, Section 19, Township 34 North, Range 4 East W.M., described as follows:

Beginning at a point 272.5 feet South and 130 feet West of the Northeast corner of said Section;  
thence West 92.5 feet;  
thence South 50 feet;  
thence East 92.5 feet;  
thence North 50 feet to the place of beginning.

Situate in the County of Skagit, State of Washington

PARCEL "B":

A non-exclusive easement for private purposes as a means of ingress to and egress from said property, over a strip of land 12 feet wide, the centerline of which runs from the Southeast corner of the above described tract East to Fourth Street.

Situate in the County of Skagit, State of Washington.