

When recorded return to:

Mark Girard Gray and Rita Svensson
934 4th St
La Conner, WA 98257

200669-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Heidi Abdallah, who acquired title as Heidi Adballah, a married person as her separate property**

for and in consideration of FOUR HUNDRED THOUSAND AND 00/100 Dollars (\$400,000.00)

in hand paid, conveys, and warrants to **Rita Svensson and Mark Gray, a married couple**

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

For Full Legal See Attached "Exhibit A"

Abbreviated Legal: (Required if full legal not inserted above.)

ptn Lot 2, Blk 3, Syndicate Add. to the Town of La Conner

Tax Parcel Number(s): 340236-4-052-0011/P20907

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2950

Jun 29 2021

Amount Paid \$6405.00

Skagit County Treasurer
By Heather Beauvais Deputy

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown Land Title Company's Preliminary Commitment No. 200669-LT.

(attached to Statutory Warranty Deed)

Dated: June 24, 2021

Heidi Abdallah
Heidi Abdallah

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Heidi Abdallah 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: 25th day of June, 2021

Kimberly A Hawes
Signature

LPO
Title

My appointment expires: August 18, 2024



Exhibit A

The Southwesterly 80 feet of Lot 2, Block 3, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington, EXCEPT that portion described as follows:

Beginning at a point in the Northwesterly line of said Lot 2, which is 170 feet Southerly from the Northwest corner thereof;
thence Southwesterly along said line 80 feet;
thence Southeasterly parallel with the Southerly line of Block 3, a distance of 100 feet;
thence Northeasterly parallel with the Northwesterly line of said Block, 80 feet;
thence Northwesterly 100 feet to the point of beginning,

AND EXCEPT that portion conveyed to Melody W. Libby and Felicia Value by deed dated September 3, 1996, and recorded on September 26, 1997, under Auditor's File No. 9703260062, records of Skagit County, Washington.

(Also known as Parcel 2 of Survey recorded under Auditor's File No. 200605300076, records of Skagit County, Washington.)

Situate in the Town of La Conner, County of Skagit, State of Washington.