

When recorded return to:

Rachel E. Curry
622 North 8th Street
Mount Vernon, WA 98273

201215-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Lauri Fryxell and Alicia Fryxell, a married couple**

for and in consideration of FIVE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars
(\$575,000.00)

in hand paid, conveys, and warrants to **Rachel E. Curry, an unmarried woman**

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.)

Lot 1, Blk 9, Pape's Add. to the City of Mount Vernon

Tax Parcel Number(s): 3750-009-001-0006/P54068

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3775

Aug 16 2021

Amount Paid \$9340.00


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. 201215-LT.

(attached to Statutory Warranty Deed)

Dated: August 9, 2021



Lauri Fryxell

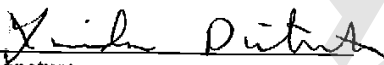


Alicia Fryxell

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Lauri Fryxell and Alicia Fryxell 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: 11th day of Aug., 2021



Signature

Notary Public

Title

My appointment expires: 11/03/2021



Exhibit A

Lot 1, Block 9, "PAPE'S ADDITION TO THE CITY OF MT. VERNON," as per plat recorded in Volume 3 of Plats, page 59, records of Skagit County, Washington;

TOGETHER WITH that portion of Spruce Street as vacated by City of Mount Vernon Ordinance No. 3211 and recorded October 21, 2004, under Skagit County Auditor's File No. 200410210018.

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