

**When recorded return to:**

**Kelly and Joni Evans  
16958 Penn Rd  
Mount Vernon, WA 98273**

**Filed for record at the request of  
Land Title and Escrow of Island Co.  
Escrow No.: 05-184755-OE  
Title Order No.: 05-184755-OE**

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**Statutory Warranty Deed**

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**Grantor(s): James Jones and Trista Jones, who acquired title as Trista Peterson, husband and wife  
Grantee(s): Kelly Evans and Joni Evans, a married couple  
Abbreviated Legal: Ptn Gov Lot 7, 25-34-3 EWM Skagit  
Assessor's Tax Parcel Number(s): 340325-0-043-0007, P22717**

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**THE GRANTOR James Jones and Trista Jones, who acquired title as Trista Peterson, husband and wife for and in consideration of SIX HUNDRED THOUSAND AND NO/100 in hand paid, conveys and warrants to Kelly Evans and Joni Evans, a married couple the following described real estate, situated in the County of Skagit, State of Washington**

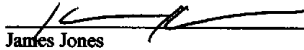
All that portion of Government Lot 7, Section 25, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the intersection of the Westerly right of way line of County road known as Penn Road which runs North and South along dike of Diking Improvement District No. 1 and the Northerly line of a second County road known as Calhoun Road running East and West along the South line of said Section 25, said point of intersection being 20 feet North of said section line;  
thence West along the Northerly line of the Calhoun Road County road and 208 feet;  
thence North at right angles 208 feet;  
thence East parallel with the South line of said section to Westerly line of first mentioned County road;  
thence Southerly along said Westerly line to the point of beginning, EXCEPT dike right of way.

Situate in the County of Skagit, State of Washington.

Subject to all 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 No. 05-184755-OE.

Dated August 20, 2021

  
James Jones

  
Trista Jones

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-4073  
Sep 02 2021  
Amount Paid \$9785.00  
Skagit County Treasurer  
By Lena Thompson Deputy

STATE OF Washington }  
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that **James Jones and Trista Jones** ~~is~~ 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: 8/20/21

*Derek Molinelux*

Notary Public in and for the State of Washington

Residing at Starwood

My appointment expires: 10/8/24

