



20211290048

11/29/2021 09:53 AM Pages: 1 of 2 Fees: \$204.50  
Skagit County Auditor

When recorded return to:

#5701  
Excise Paid \$1223.24  
Dec. 2, 1994  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Fulfillment  
NOV 05 2021

Amount Paid \$ —  
Skagit Co. Treasurer  
By *J* Deputy

**STATUTORY WARRANTY DEED  
(Fulfillment)**

THE GRANTOR(S) KATHLEEN A. SEEHORN, a single person on September 14, 1993 and at all times since, for and in consideration of \$10.00 and other consideration in hand paid, conveys, and warrants to KERI K. CALLAHAN, a single person, the following described real estate, situated in the County of Skagit, State of Washington:

LOTS 3(A) AND 3(B) OF SKAGIT COUNTY SHORT PLAT NO. 78-80, APPROVED JULY 17, 1980, RECORDED JULY 21, 1980 UNDER AUDITOR'S FILE NO. 8007210044, IN BOOK 4 OF SHORT PLATS, PAGE 148, BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 31, TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M.

TOGETHER WITH THAT PORTION OF THE OLD WALKER VALLEY ROAD WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW.

Subject to encumbrances, liens, and exceptions to title specified in said Real Estate Contract, including Paragraphs A and B of Schedule B-1 of First American Title Company's preliminary Commitment for Title Insurance No. 44496.

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

Address: 24582 Walker Valley Road, Mount Vernon, WA. 98274  
Tax Parcel Number(s): P30566 / 340531-4-005-0005

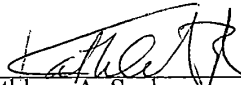
This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated November 30, 1994, recorded December 2, 1994 in Skagit County Auditor's File No. 9412020102, and conditioned for the conveyance of the above described property, and the

ORIGINAL

covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on December 2, 1994 in the amount of \$1,223.24, receipt number 5701.

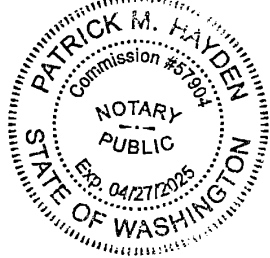
Dated this 18 day of October, 2021.

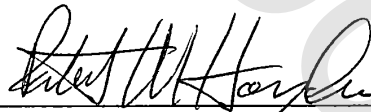
  
Kathleen A. Seehorn

STATE OF WASHINGTON )  
: ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that KATHLEEN A. SEEHORN (is/are) the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 18 day of October, 2021



  
Notary name printed or typed: Patrick M. Hayden  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: 4-27-25