

When recorded return to:

Jason Basarich and Zoe Hart
1324 East Hazel Street
Mount Vernon, WA 98274

GNW 21-14012

STATUTORY WARRANTY DEED

THE GRANTOR(S) Larry M. Carpenter, as his separate estate, and The Estate of Eileen J. Carpenter, deceased,
3401 Apache Drive, Mount Vernon, WA 98273,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Zoe Hart and Jason Basarich, a married couple

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

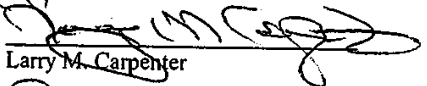
**FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.**

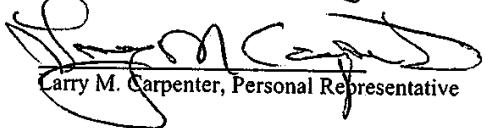
Abbreviated legal description: Property 1:
Lot 2, PATCHENS FIRST ADD. TO MOUNT VERNON

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"
attached hereto

Tax Parcel Number(s): P54071

Dated: 12-14-21


Larry M. Carpenter


Larry M. Carpenter, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5892

Dec 23 2021

Amount Paid \$7429.00

Skagit County Treasurer

By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-14012-TJ

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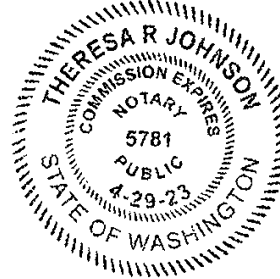
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 14th day of December, 2021 by Larry M. Carpenter.

Theresa R Johnson
Signature

Notary
Title

My appointment expires: 4-29-23



UNOFFICIAL DOCUMENT

Statutory Warranty Decd
LPB 10-05

WASHINGTON NOTARY ACKNOWLEDGEMENT
(REPRESENTATIVE)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Larry M. Carpenter is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the Personal Rep of The Estate of Eileen J. Carpenter to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12-14-21

(Seal or stamp)



Theresa R. Johnson
Signature

Notary
Title

My appointment expires: 4-29-23

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1324 East Hazel Street, Mount Vernon, WA 98274
Tax Parcel Number(s): P54071

Property Description:

Lot 2, "PATCHENS FIRST ADDITION TO MOUNT VERNON," as per plat recorded in Volume 6 of Plats, page 1, records of Skagit County, Washington.

EXHIBIT B

21-14012-TJ

1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Patchen's First Addition To Mount Vernon recorded October 31, 1946 as Auditor's File No. 397561 (Vol. 6 of Plats, Page 1).