

When recorded return to:

Doris Sau King Lam
1617 East Division Street
Mount Vernon, WA 98274

Land Title and Escrow
203689-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Justice S. Hyland and Shannon L. Christensen, a married couple** for and in consideration of Ten Dollars and Other Good and Valuable Consideration in hand paid, conveys, and warrants to **Doris Sau King Lam, an unmarried person** the following described real estate, situated in the County Skagit, State of Washington:

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

Ptn Gov. Lot 2, 19-35-2 E W.M.

Tax Parcel Number(s): 350219-0-017-0007/P32925

For Full Legal See Attached "Exhibit A"

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

Dated: December 27, 2021

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2022-19
Jan 03 2022
Amount Paid \$8806.00
Skagit County Treasurer
By Lena Thompson Deputy

[Signature]
Justice S. Hyland

[Signature]
Shannon L. Christensen

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 29 day of Dec, 2021 by Justice S. Hyland and Shannon L. Christensen

Brianna Maldonado
Signature
LPO / Notary Public
Title

My appointment expires: Aug 30 2025

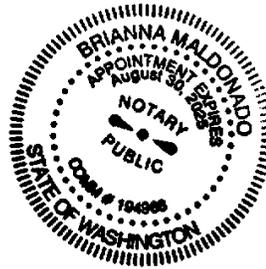


Exhibit A

PARCEL "A":

That portion of Government Lot 2, Section 19, Township 35 North, Range 2 East W.M., described as follows:

Beginning at a point 40 feet East and 40 feet North of center of Commercial Avenue and Twentieth Street in the City of Anacortes, Washington;
thence North along the East line of Commercial Avenue 30 feet;
thence East 90 feet;
thence South 30 feet to the North line of Twentieth Street, produced East;
thence West along said North line to the Point of Beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An easement for community driveway covering the North 5 feet of the approximate West 70.4 feet of the property herein described to be used with a similar easement over the South 3.25 feet of the approximate West 70.4 feet of property adjoining on the North, created by an instrument dated February 25, 1948, filed April 9, 1948, as File No. 416732, and recorded in Volume 225 of Deeds, page 583.

Situate in the County of Skagit, State of Washington.