

WHEN RECORDED RETURN TO:

Erin K. Ryan and Terry D. Richey
2210 Dover Drive
Anacortes, WA 98221

GNW 22-15156

Escrow Number: 01348-47367

Filed for Record at Request of: *Premier Title of Island County*

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Soske Investment Properties, LLC, a Washington Limited Liability Company** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Erin K. Ryan and Terry D. Richey, a married couple** the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to: Easements, Reservations, Covenants, Conditions, Restrictions, and Agreements of Record.

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

Lot 25, SKYLINE NO. 11 & Ptn. NW 1/4 Section 27, Township 35 North, Range 1 East

Tax Parcel Number(s): 3827-000-025-0006 and P60038

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221578

Apr 15 2022

Amount Paid \$54811.25
Skagit County Treasurer
By Lena Thompson Deputy

Dated: April 11, 2022

SOSKE INVESTMENT PROPERTIES, LLC

Stephen E. Soske, Manager
Stephen E. Soske, Manager

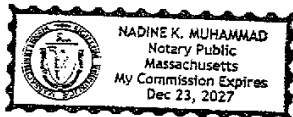
State of ~~Washington~~ ^{MA}

County of ~~Island~~ ^{Norfolk}

) ss.

This record was acknowledged before me on April 11, 2022 by Stephen E. Soske, the Manager of Soske Investment Properties, LLC.

(Stamp)



Nadine K. Muhammad
Printed name: Nadine K. Muhammad
Notary Public
My appointment expires: 12/23/2027

Order Number: 01348-47367

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 01348-47367

Parcel A:

Lot 25, "SKYLINE NO. 11", as per plat recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Parcel B:

That Portion of Section 27, Township 35 North, Range 1 East, W.M., described as follows:
Beginning at the Northwest corner of Lot 25, "SKYLINE NO. 11," as per plat recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington;
thence North $32^{\circ}26'17''$ West 75 feet;
thence North $76^{\circ}32'48''$ East 117.29 feet;
thence South $17^{\circ}30'00''$ East 66.35 feet to the Northeast corner of said Lot 25;
thence Southerly along the Northwesterly line of said lot to the point of beginning.

Situate in Skagit County, Washington.