

When recorded return to:

Elvia Strinden and Ian Andrew Strinden
19587 Ellison Road
Mount Vernon, WA 98274

GNW 22-14916

STATUTORY WARRANTY DEED

THE GRANTOR(S) Debra L. Foster, as her separate estate, 1617 Spruce Court, Mount Vernon, WA 98273,

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

in hand paid, conveys, and warrants to Elvia Strinden and Ian Andrew Strinden, wife and husband

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 I:
Ptn. Lot 5 Block 1, McLEAN'S THIRD STREET ADD.

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): P53444

Dated: April 22, 2022

Debra L Foster
Debra L. Foster

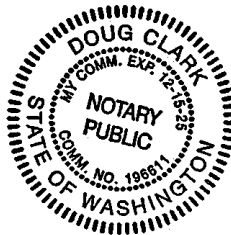
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 22nd day of April, 2022 by Debra L. Foster.

[Signature]
Signature

Notary Public
Title

My appointment expires: 12-15-25



Statutory Warranty Deed
LPB 10-05

Order No.: 22-14916-KH

Page 1 of 3

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20221693
Apr 25 2022
Amount Paid \$4789.00
Skagit County Treasurer
By Lena Thompson Deputy

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1722 South 2nd Street, Mount Vernon, WA 98273
Tax Parcel Number(s): P53444

Property Description:

The West 1/2 of the following described property:

Lot 5 in Block 1, "McLEAN'S THIRD STREET ADDITION TO MT. VERNON", as per plat recorded in Volume 3 of Plats, page 66, records of Skagit County, Washington, EXCEPT the West 30 feet thereof conveyed to the City of Mount Vernon, for street.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

EXHIBIT B

22-14916-KH

I. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: McLean's Third Street Addition to Mount Vernon
Recorded: April 8, 1908
Auditor's No.: 67112