

WHEN RECORDED RETURN TO:

Matthew Hart and Kaitlin Miller
1794 Barrell Springs
Bellingham, WA 98229

GNW 22-15111

STG-47461

Escrow Number: 01348-47461

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

STATUTORY WARRANTY DEED

THE GRANTOR(S), Caleb Ihrig and Francis Yohannan Co-Personal Representatives of The Estate of Lance A. Yohannan, deceased under Spokane County Court Case No. 20-4-00540-32 for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to Matthew Hart, an unmarried individual and Kaitlin Miller, an unmarried individual the following described real estate, situated in the County of Whatcom, 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.)

Section 12, Township 36 North, Range 3 East; Ptn. SE

Tax Parcel Number(s): P47810 and 360312-3-003-0309

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222217

May 27 2022

Amount Paid \$7205.00
Skagit County Treasurer
By Josie Bear Deputy

Dated: May 23, 2022

THE ESTATE OF LANCE A. YOHANNAN,
DECEASED

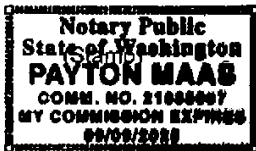
Caleb Ihrig
Caleb Ihrig, Co-Personal Representative

Francis Yohannan
Francis Yohannan, Co-Personal Representative

State of Washington

County of ~~Island~~ Spokane) ss.

This record was acknowledged before me on May 23, 2022 by Francis Yohannan, the Co-Personal Representative of The Estate of Lance A. Yohannan, deceased.



Payton Maas
Printed name: payton maas
Notary Public
My appointment expires: 09-09-2025

Order Number: 01348-47461
State of Washington
County of Island

This record was acknowledged before me on _____ day of May, 2022 by Caleb Ihrig, Co-Personal Representative of The Estate of Lance A. Yohannan, deceased.

(Stamp)

Printed name: _____
Notary Public
My commission expires: _____

Dated: May 24, 2022

THE ESTATE OF LANCE A. YOHANNAN,
DECEASED

Caleb Ihrig, Co-Personal Representative


Francis Yohannan, Co-Personal Representative

State of Washington

) ss.

County of Island

This record was acknowledged before me on May 24, 2022 by Francis Yohannan, the Co-Personal Representative of The Estate of Lance A. Yohannan, deceased.

(Stamp)

See attached
Printed name: _____
Notary Public
My appointment expires: _____

Order Number: 01348-47461

State of Washington

County of Island

This record was acknowledged before me on _____ day of May, 2022 by Caleb Ihrig, Co-Personal Representative of The Estate of Lance A. Yohannan, deceased.

(Stamp)

Printed name: _____
Notary Public
My commission expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Monterey

On 5/24/2022 before me, Kathleen Jackson, Notary Public
(insert name and title of the officer)

personally appeared Francis Yohannan
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

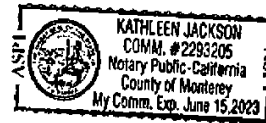
Signature  (Seal)

EXHIBIT "A"
LEGAL DESCRIPTION

The East Half of the following described tract:

That portion of the North Half of the Southwest Quarter of Section 12, Township 36 North, Range 3 East of the Willamette Meridian, lying Westerly of the Barrell Springs Road, as said road existed on February 23, 1945, and November 9, 1954, and as referred to in Auditor's File Nos. 380493 and 51273, records of Skagit County, Washington, described as follows:

Beginning at the intersection of the South line of said subdivision with the Westerly line of said road; thence West along the South line of said subdivision a distance of 1,320 feet; thence North parallel with the West line of said Section 12 a distance of 330 feet; thence Easterly parallel with and a distance of 330 feet North of the South line of said subdivision to the Westerly line of the aforementioned road; thence Southerly along said Westerly line to the point of beginning.

Situated in Skagit County, Washington.