



**202207130052**

07/13/2022 12:05 PM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor

When recorded return to:

Connor H. Ryan and Alyssa Ryan  
10795 Wilson Lane  
Mount Vernon, WA 98273

LAND TITLE & ESCROW  
Order No. 206226-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2022 2883  
JUL 13 2022

Amount Paid \$ 6085.00  
Skagit Co. Treasurer  
By LT Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Irene Parker, as Personal Representative of the Estate of Jeffrey Jon Parker (Deceased), appointed in Superior Court of the State of Washington, Skagit County Probate Cause No. 22-4-00271-29

for and in consideration of THREE HUNDRED EIGHTY THOUSAND AND 00/100 Dollars (\$380,000.00)

in hand paid, conveys, and warrants to Connor H. Ryan and Alyssa Ryan, a married couple

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

**For Full Legal See Attached "Exhibit A"**

Together with that certain 1996 Fleetwood mobile home, 14X56, License No. %123699, Vehicle ID No. 0RFLS48A21433BM13 located on said real property and included herein without any consideration.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown Land Title Company's Preliminary Commitment No. 206226-LT.

Abbreviated Legal: (Required if full legal not inserted above.)  
Ptn SW, 29-35-3 E W.M.

Tax Parcel Number(s): 350329-3-004-0400/P125107

Dated this 9<sup>th</sup> day of July, 2022.

Estate of Jeffrey Jon Parker (Deceased)

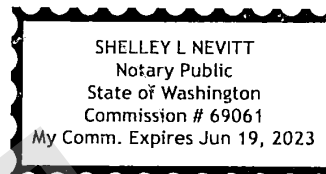
By: Irene Parker  
Irene Parker, as Personal Representative

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 9<sup>th</sup> day of July, 2022 by Irene Parker, as Personal Representative of Estate of Jeffrey Jon Parker.

Shelley L Nevitt  
Signature

Notary  
Title



My appointment expires: 6-19-2023

## Exhibit A

### PARCEL "A":

Lot 1, Short Plat No. PL 06-0416, approved September 28, 2006, recorded September 29, 2006, under Auditor's File No. 200609290056, records of Skagit County, Washington; being a portion of the Southwest 1/4 of Section 29, Township 35 North, Range 3 East, W.M.,

EXCEPT the East 16.00 feet thereof as measured perpendicular to the East line of said Lot 1.

Situate in the County of Skagit, State of Washington.

### PARCEL "B":

That portion of Lot 2, Skagit County Short Plat No. 93-038, approved January 31, 1994, and recorded February 2, 1994, in Volume 11 of Short Plats, page 57, under Auditor's File No. 9402020094, records of Skagit County, Washington; being a portion of the West 1/2 of the Southwest 1/4 of Section 29, Township 35 North, Range 3 East, W.M.;

(Also known as a portion of Tracts "A" through "D" of that survey recorded on April 16, 1993 in Volume 14 of Surveys, pages 59 and 60, under Auditor's File No. 9304160067, records of Skagit County, Washington) being more particularly described as follows:

Beginning at the Southeast corner of said Lot 2;  
thence North 0°00'44" West along the East line of said Lot 2, a distance of 234.22 feet, more or less, to the Southwest corner of that parcel conveyed to Richard C. Parker by Statutory Warranty Deed under Auditor's File No. 812063 on January 6, 1975, being the True Point of Beginning;  
thence continuing North 0°00'44" West a distance of 270.68 feet to the Northwest corner of said Parker parcel;  
thence South 89°48'42" West a distance of 16.14 feet;  
thence South 0°00'44" East a distance of 270.75 feet to a point lying South 89°34'38" West from the True Point of Beginning;  
thence North 89°34'38" East a distance of 16.14 feet to the True Point of Beginning.

Situate in the County of Skagit, State of Washington.