

When recorded return to:

James Parker  
PO Box 77631  
Seattle, WA 98177

GNW 22-15662

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Darla K. Maney, as her separate estate, 19730 Skyridge Road, Mount Vernon, WA 98274,  
for and in consideration of **ten dollars and other valuable consideration**  
in hand paid, conveys, and warrants to James Parker, an unmarried person  
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 1:  
PTN NE SE, 17-34N-4E

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): P25690

Dated: 8-4-22

Darla K. Maney  
Darla K. Maney

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 4th day of August, 2022 by Darla K. Maney.

[Signature]  
Signature

Notary  
Title

My commission expires: 2-21-26

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20223202

Aug 04 2022

Amount Paid \$4405.00  
Skagit County Treasurer  
By Lena Thompson Deputy



Statutory Warranty Deed  
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**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 2120 East College Way, Mount Vernon, WA 98273  
Tax Parcel Number(s): P25690

**Property Description:**

That portion of the Northeast 1/4 of the Southeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M. described as follows:

Beginning at the point on the South line of the paved highway right-of-way at the Northwest corner of those premises conveyed to E.N. Neal, et ux, by deed dated March 5, 1946, filed February 4, 1947, under Auditor's File No. 400968, and recorded in Volume 216 of Deeds, at page 56 which point is 346.4 feet West, more or less, of the East line of said Northeast 1/4 of the Southeast 1/4;  
thence East along the South line of said highway right-of-way 75 feet;  
thence South parallel with the East line of said Northeast 1/4 of the Southeast 1/4 to a line which is parallel with and 288 feet South of the North line of said Northeast 1/4 of the Southeast 1/4;  
thence West 75 feet;  
thence North to the point of beginning;

EXCEPT that portion of said premises, if any, lying West of the East line of those premises conveyed to Lloyd K. Westphall, et ux, by deed dated March 24, 1949, filed July 7, 1949, under Auditor's File No. 433418 and recorded in Volume 234 of Deeds at page 742,

EXCEPT the North 10 feet thereof deeded to the City of Mount Vernon for road purposes by instrument dated October 29, 1984, and recorded November 16, 1984, under Auditor's File No. 8411160007.

Situate in the County of Skagit, State of Washington.

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**EXHIBIT B**

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10. Any defect, lien, encumbrance, adverse claim, or other matter created by or arising out of the recording of copies of electronic original documents in the Public Records.
11. Agreement, affecting subject property, regarding responsibility for deferred improvements and the terms and provisions thereof between City of Mount Vernon and Helen Neal, recorded November 16, 1984 as Auditor's File No. 8411160008.
12. Easement, affecting a portion of subject property for the purpose of highway slopes including terms and provisions thereof granted to State of Washington recorded July 18, 1991 as Auditor's File No. 9107180066
13. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded July 29, 1988 as Auditor's File No. 8807290029.
14. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded November 14, 1996 as Auditor's File No. 961140044.
15. Unrecorded leaseholds, if any, rights of vendors and chattel mortgagees of personal property, and rights of tenants to remove trade fixtures at the expiration of term.

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