

When recorded return to:
Madeline Herr and Mark Herr
803 1/2 Garfield St
Mount Vernon, WA 98273

STATUTORY WARRANTY DEED

Order No.: NXPU-0537055

GNW 22-16384

THE GRANTOR(S)

Shelley French, Personal Representative of the Estate of Jeremy C. French

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys, and warrants to

Madeline Herr and Mark Herr, a married couple

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

**See Exhibit A attached hereto and by this reference incorporated in and made a part
hereof.**

Abbreviated Legal: Section 21, Township 34 North, Range 4 East - NW NW

Subject to Matters, Restrictions, Covenants, Conditions, and Easements of Record

Tax Parcel Number(s): P27055/340421-0-059-0001

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223220

Aug 05 2022

Amount Paid \$6005.00

Skagit County Treasurer
By Lena Thompson Deputy

Dated: July 29, 2022

Estate of Jeremy C. French

Shelley French
By: Shelley French, Personal Representative

STATE OF WASHINGTON

COUNTY OF SKAGIT ^{vs} Sachonisu

I certify that I know or have satisfactory evidence that Shelley French is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of Jeremy C. French to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

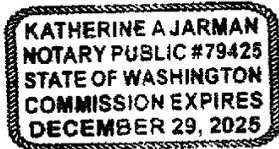
Dated: 8-1-22

Katherine Jarman

Title: Notary

My Commission 79425

Expires: 12-29-2025



Subject to - Deed Exception(s):

Municipal assessments, if any, levied by the City of Mount Vernon. This Company suggests that inquiry be made to the City of Mount Vernon for current assessment status.

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EXHIBIT A

Legal Description

That portion of the following described property lying West of the Northerly extension of the West line of Lot 17, Johnson's Second Addition to Mount Vernon, as per plat recorded in Volume 7 of Plats, page 79, records of Skagit County, Washington:

That portion of the North Half of the Northwest Quarter of the Northwest Quarter of Section 21, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of the County Road (Fir Street extended) that is South 88 degrees 20'46"

East 973.09 feet and 30 feet South of the Northwest corner of said Section 21;

Thence South 88 degrees 20'46" East 108.36 feet;

Thence on a curve to the right having a radius of 20 feet a distance of 31.05 feet;

Thence South 0 degrees 37'10" West 105.36 feet;

Thence North 88 degrees 20'46" West 256.0 feet;

Thence North 0 degrees 37'10" East 104.64 feet;

Thence on a curve to the right having a radius of 80 feet a distance of 31.78 feet;

Thence South 88 degrees 20'46" East 107.64 feet to the point of beginning.

Situated in Skagit County, Washington.

APN/Parcel(s): P27055/340421-0-059-0001

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