

When recorded return to:

Peter G. Ruether and Margaret J. Ruether  
7395 Park Lane Road  
Longmont, CO 80503

Land Title and Escrow  
206399-LT

### STATUTORY WARRANTY DEED

THE GRANTOR(S) **Michael O'Neill and Delphina Yuen, a married couple** for and in consideration of SIX HUNDRED SEVENTY SIX THOUSAND AND 00/100 Dollars (\$676,000.00) in hand paid, conveys, and warrants to **Peter G. Ruether and Margaret J. Ruether, a married couple, as joint tenants with rights of survivorship** the following described real estate, situated in the County Skagit, State of Washington:

Abbreviated Legal: (Required if full legal not inserted above.)

Lots 26-28, Blk 1, Brownrig's 2nd Add to Anacortes

Tax Parcel Number(s): 3779-001-028-0009/P57015

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20223601

Aug 31 2022

Amount Paid \$11137.80  
Skagit County Treasurer  
By Lena Thompson Deputy

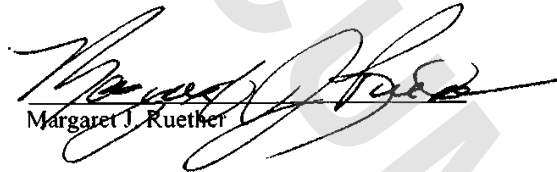
**For Full Legal See Attached "Exhibit A"**

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

The Grantees by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with rights of survivorship, and not as community property or as tenants in common.  
Accepted and Approved:



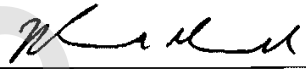
Peter G. Ruether

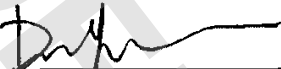


Margaret J. Ruether

Dated: August 23, 2022

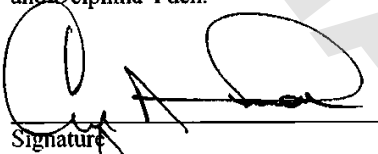
(attached to Statutory Warranty Deed)

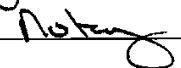
  
\_\_\_\_\_  
Michael O'Neill

  
\_\_\_\_\_  
Delphina Yuen

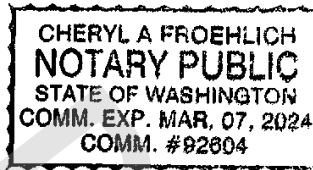
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 25 day of Aug, 2022 by Michael O'Neill  
and Delphina Yuen.

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Title

My commission expires: 3-7-24



**Exhibit A**

Lots 26, 27 and 28, Block 1, "BROWNRIG'S SECOND ADDITION TO ANACORTES, WASH.," as per plat recorded in Volume 2 of Plats, page 42, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.