

AFTER RECORDING MAIL TO:

Beth Ann Dyson
24153 Walker Valley Road
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236356
May 03 2023
Amount Paid \$13298.22
Skagit County Treasurer
By Lena Thompson Deputy

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

STATUTORY WARRANTY DEED

File No: **4222-4057819 (LW)**

Grantor(s): **Linda B. Vanderpool and Dennis F. Vanderpool, a married couple**

Grantee(s): **Beth Ann Dyson, an unmarried person**

Abbreviated Legal: **Tract P, MONTBORNE HEIGHTS (aka Ptn Lts 1-17, Block 23 & Lts 1-18, Block 27, PLAT OF THE TOWN OF MONTBORNE)**

Additional Legal on page:

FIRST AMERICAN

Assessor's Tax Parcel No(s): **P103855/4135-023-017-0102**

4057819
(GNW 23-18120)

THE GRANTOR(S) Linda B. Vanderpool and Dennis F. Vanderpool, a married couple for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys and warrants to **Beth Ann Dyson, an unmarried person**, the following described real estate, situated in the County of Skagit, State of Washington.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

Tract "P" of that certain Record of Survey entitled, "MONTBORNE HEIGHTS," (Revised), recorded August 18, 1993 in

Book 14 of Surveys, pages 165 and 166, under Auditor's File No. 9308180056 and being a portion of Lots 1 through 17,

inclusive, Block 23; all of Block 24; Lots 1 through 11, inclusive, Block 25; Lots 1 through 18, inclusive, Block 26, all of

Block 27, all in "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON." as per plat recorded in

Volume 2 of Plats, page 80, records of Skagit County, Washington.

TOGETHER WITH those portions of vacated street and alley adjacent to said lots and blocks which have reverted to said

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0102

Statutory Warranty Deed
- continued

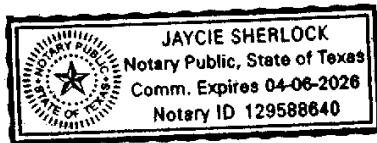
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premises by operation of law.
Situate in the County of Skagit, State of Washington

Subject To: 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.

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0102Statutory Warranty Deed
- continued

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Dated: 5/1/2023Linda B. Vanderpool
Linda B. VanderpoolDennis F. Vanderpool
Dennis F. VanderpoolSTATE OF TX Washington Texas)
COUNTY OF Skagit)-ss
Parker)This record was acknowledged before me on May 1, 2023 by **Linda B. Vanderpool and Dennis F. Vanderpool.**Jaycie Sherlock
Notary Public
My commission expires: 4/6/2026