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05/15/2023 11:18 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236484

May 15 2023

Amount Paid \$4885.00

Skagit County Treasurer

By Lena Thompson Deputy

When recorded return to:

Ryan Jepperson and Christina Jepperson
7426 Healy Road
Sedro-Woolley, WA 98284

GNW 23-18306

STATUTORY WARRANTY DEED

THE GRANTOR(S) Amanda Lewellen, Personal Representative of Estate of Ray Frank Bryson (deceased), 2401 West Parkway Drive, Mount Vernon, WA 98273,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Ryan Jepperson and Christina Jepperson, a married couple

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:
SECTION 9, TOWNSHIP 35 NORTH, RANGE 6 EAST - SE NE

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): P40887

Dated: 5/12/23

Estate of Ray Frank Bryson (deceased)

By: Amanda Lewellen, PR
Amanda Lewellen, Personal Representative

Statutory Warranty Deed
LPB 10-05

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STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 12 day of May, 2023 by Amanda Lewellen, Personal Representative of Estate of Ray Frank Bryson (deceased).



Signature

Notary

Title

My commission expires: 7-1-2024

HANNAH BEAM
Notary Public
State of Washington
Commission # 20109852
My Comm. Expires Jul 1, 2024

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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 7426 Healy Road, Sedro-Woolley, WA 98284

Tax Parcel Number(s): P40887

Property Description:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9,
TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST
QUARTER, 10 RODS NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG
SAID EAST LINE 20 RODS; THENCE WEST 8 RODS; THENCE SOUTH 20 RODS; THENCE EAST 8 RODS
TO THE POINT OF BEGINNING.

EXCEPT HEALY ROAD, AS ESTABLISHED BY ORDER RECORDED JANUARY 16, 1986, UNDER
AUDITOR'S FILE NO. 8601160067.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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EXHIBIT B

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10. Reservations, provisions and/or exceptions contained in instrument executed by Lyman Timber Company, recorded August 2, 1929 as Auditor's File No. 225588.

11. 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 on December 30, 1993 as Auditor's File No. 9312300158.

12. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded on January 26, 2004, as Auditor's File No. 200401260193.

Statutory Warranty Deed
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